**Memorandum** MIAMI-DADE COUNTY

Date: June 30, 2009

Agenda Item No. 5(O)

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Road Closing Petition P-875
Section: 29-53-41
NW 38 Court, from NW 22 Street to NW 25 Street; NW 39 Avenue, from County Cloverleaf Right-of-Way to NW 25 Street; NW 41 Road, from NW 22 Street to NW 24 Street; NW 22 Street, from NW 38 Court to NW 41 Road; NW 24 Street, from NW 39 Avenue to NW 42 Avenue; and the Alleyway East of NW 42 Avenue (LeJeune Road), from NW 24 Street to NW 25 Street
Commission District: 6

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## Recommendation

It is recommended that the Board of County Commissioners (BCC) set a public hearing to close the subject rights-of-way. The Miami-Dade County Public Works Departments (PWD) has no objection to closing the subject rights-of-way.

## Scope

This road closing is located within the boundaries of Commission District 6.

## Fiscal Impact/Funding Source

There is no fiscal impact to the County associated with this item.

## Track Record/Monitor

Not Applicable.

**Background**

The Director of the PWD, pursuant to the functions, powers and duties prescribed in Article XIV, Sec. 2-100 (a), (b) and (c) of the Code of Miami-Dade County Volume I, has taken the initiative to request that the BCC grant the closing of the subject road rights-of-way.

The subject roads are being closed by PWD as part of a joint effort between the Florida Department of Transportation and Miami-Dade County for the development of the Miami Intermodal Center located east of the Miami International Airport. The road closings are a requirement by Miami-Dade County for the approval of the final plat of "MIAMI INTERMODAL CENTER" for the above mentioned project. The plat of "MIAMI INTERMODAL CENTER" is dedicating alternate roads that will better serve the proposed use of the area within the above mentioned project.

These rights-of-way were dedicated by the following plats: in 1951, by "LE JEUNE TERMINALS, THIRD ADDITION", as recorded in Plat Book 52, Page 25; in 1951, by "LE JEUNE TERMINALS, FOURTH ADDITION", as recorded in Plat Book 52, Page 41; in 1953, by "LE JEUNE TERMINALS, FIFTH ADDITION", as recorded in Plat Book 56, Page 91; In 1954, by "LE JEUNE TERMINALS, SIXTH ADDITION", as recorded in Plat Book 58, Page 43; in 1956 by "LE JEUNE TERMINALS, EIGHTH ADDITION", as recorded in Plat Book 60, Page 41; in 1973, by "RAMADA INN SUBDIVISION", as recorded in Plat Book 95, Page 8, all of the Public Records of Miami-Dade county, Florida; and by deeds recorded in Official Records Book 2569, Page 149 and Official Records Book 3097, Page 261, also of the Public Records of Miami-Dade County, Florida. The area surrounding the subject rights-of-way are zoned IU-2 (Heavy Industrial District).

It is therefore recommended, as being in the best interest of the County, that the BCC approve the subject road rights-of-way closing which will result in substantial benefits for Miami-Dade County.

Assistant County Manager

Note: The Clerk is directed to publish notice of a public hearing on a Road Closing Petition in a newspaper of general circulation in Miami-Dade County, one (1) time, at least two (2) weeks prior to the date of said public hearing in conformity with the statutory requirements.

# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

**DATE:** June 30, 2009

**FROM:** R. A. Cuevas, Jr. County Attorney

**SUBJECT:** Agenda Item No. 5(O)

**Please note any items checked.**

_____ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County Mayor's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(O)
6-30-09

RESOLUTION NO. _____

RESOLUTION GRANTING PETITION TO CLOSE NW 38 COURT, FROM NW 22 STREET TO NW 25 STREET; NW 39 AVENUE, FROM COUNTY CLOVERLEAF RIGHT OF WAY TO NW 25 STREET; NW 41 ROAD, FROM NW 22 STREET TO NW 24 STREET; NW 22 STREET, FROM NW 38 COURT TO NW 41 ROAD; NW 24 STREET, FROM NW 39 AVENUE TO NW 42 AVENUE; AND THE ALLEYWAY EAST OF NW 42 AVENUE (LEJEUNE ROAD), FROM NW 24 STREET TO NW 25 STREET (ROAD CLOSING PETITION NO. P-875)

**WHEREAS**, the County Commission held a public hearing to consider a petition to close NW 38 Court, from NW 22 Street to NW 25 Street; NW 39 Avenue, from County Cloverleaf Right of Way to NW 25 Street; NW 41 Road, from NW 22 Street to NW 24 Street; NW 22 Street, from NW 38 Court to NW 41 Road; NW 24 Street, from NW 39 Avenue to NW 42 Avenue; and the Alleyway East of NW 42 Avenue (LeJeune Road), from NW 24 Street to NW 25 Street, as outlined in the accompanying petition and memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA,** (1) that the closing of the aforementioned roads is contingent on the recording of the plat of MIAMI INTERMODAL CENTER, tentative plat T-21765, that in the event the plat is not approved this resolution becomes null and void; (2) that the alley, avenue, street, road, highway or other place used for travel as described in the attached petition is hereby vacated, abandoned and closed, all rights of Miami-Dade County and the public in and to the same are hereby renounced and disclaimed; (3) it is found that the action will serve a public purpose and benefit the public without violating private property rights; (4) that the procedure utilized in the adoption of this resolution is expressly ratified and approved; and (5) the Clerk is hereby directed to publish notice of the adoption of this resolution one time within thirty (30) days hereafter in a newspaper of general circulation of Miami-Dade County.

The foregoing resolution was offered by Commissioner ,

who moved its adoption. The motion was seconded by Commissioner

and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman
Jose "Pepe" Diaz, Vice-Chairman

| | |
|---|---|
| Bruno A. Barreiro | Audrey M. Edmonson |
| Carlos A. Gimenez | Sally A. Heyman |
| Barbara J. Jordan | Joe A. Martinez |
| Dorrin D. Rolle | Natacha Seijas |
| Katy Sorenson | Rebeca Sosa |
| Sen. Javier D. Souto | |

The Chairperson thereupon declared the resolution duly passed and adopted this 30th day of June, 2009. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

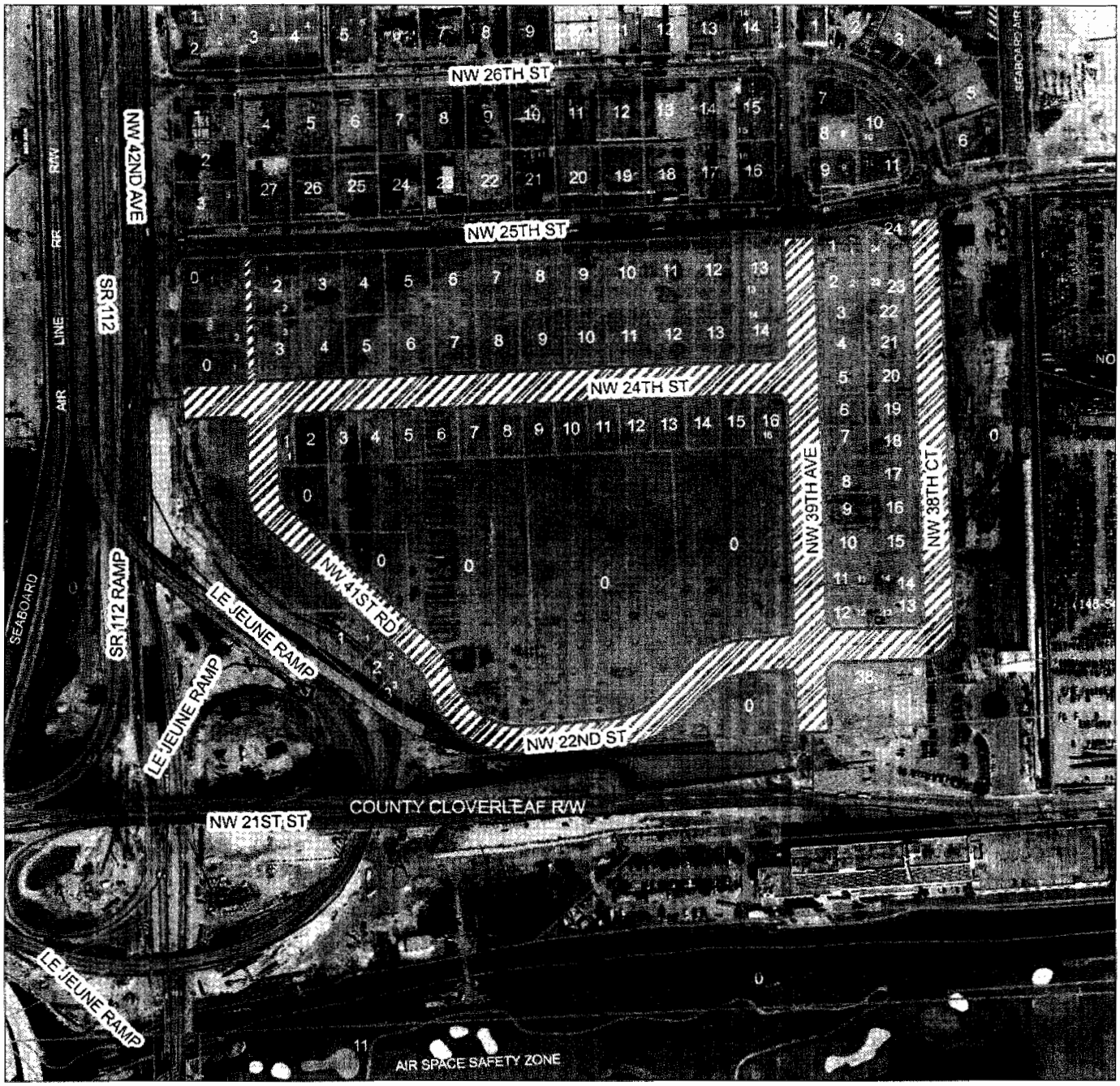
Approved by County Attorney as
to form and legal sufficiency.

By:_____
Deputy Clerk

Thomas Goldstein

# Location Map

SECTION 29 TOWNSHIP 53 S RANGE 41 E




Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Rebeca Sosa, 6
Miami-Dade County Mayor Carlos Alvarez

NORTH

## Legend

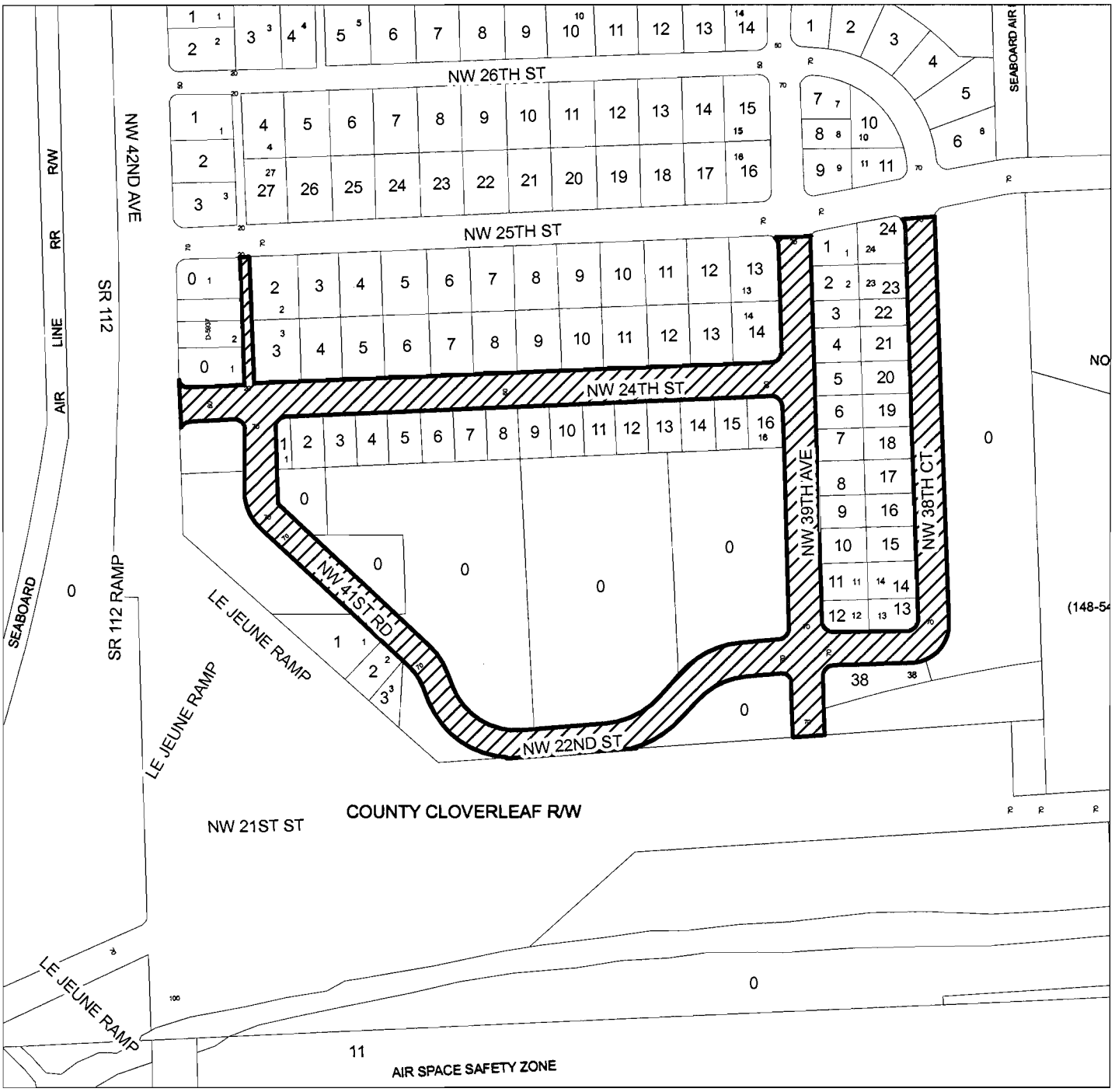
- P875-Road Closing
- MDC.LOT

**P-875**

Date May 21, 2009
Prepared By: Yazmin Moreno

# Location Map

## SECTION 29 TOWNSHIP 53 S RANGE 41 E




Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Rebeca Sosa, 6
Miami-Dade County Mayor Carlos Alvarez

**Legend**

- MDC.LOT
- P875-Road Closing

NORTH

Date: May 21, 2009
Prepared By: Yazmin Moreno

**P-875**

## INFORMATION OF ROADS TO BE CLOSED

1. LEGAL DESCRIPTION: The complete and accurate legal description of rights-of-way sought to be closed is as follows:

*See Exhibit "A"*

2. PUBLIC INTEREST IN ROAD: The title or interest of the County and the Public in and to the above described rights-of-way was acquired and is evidenced in the following manner:

*Public Interest in the Rights of Way within the boundaries of the MIAMI INTERMODAL CENTER where created by virtue of the following plats and deeds on file with the Office of the Clerk of the Circuit Court in the Public Records of Miami-Dade County, Florida:*

- *"Le Jeune Terminals Third Addition" (Plat Book 52, Page 25);*
- *"Le Jeune Terminals Fourth Addition" (Plat Book 52, Page 41);*
- *"Le Jeune Terminals Fifth Addition" (Plat Book 56, Page 91);*
- *"Le Jeune Terminals Sixth Addition" (Plat Book 58, Page 43);*
- *"Le Jeune Terminals Eighth Addition" (Plat Book 60, Page 41);*
- *"Rinker Le Jeune Plant Site" (Plat Book 90, Page 6);*
- *"Ramada Inn Subdivision" (Plat Book 95, Page 8);*
- *Deed to Miami-Dade county (Official Records Book 3097, Page 261)*
- *Deed to Miami-Dade county (Official Records Book 2569, Page 149)*

3. Attached hereto is a sketch showing the above described rights-of-way and its location and relation to surrounding property: *(See aforementioned Exhibit "A.")*

4. ABUTTING PROPERTIES: the following constitutes a complete and accurate schedule of all properties abutting upon the above described rights-of-way:

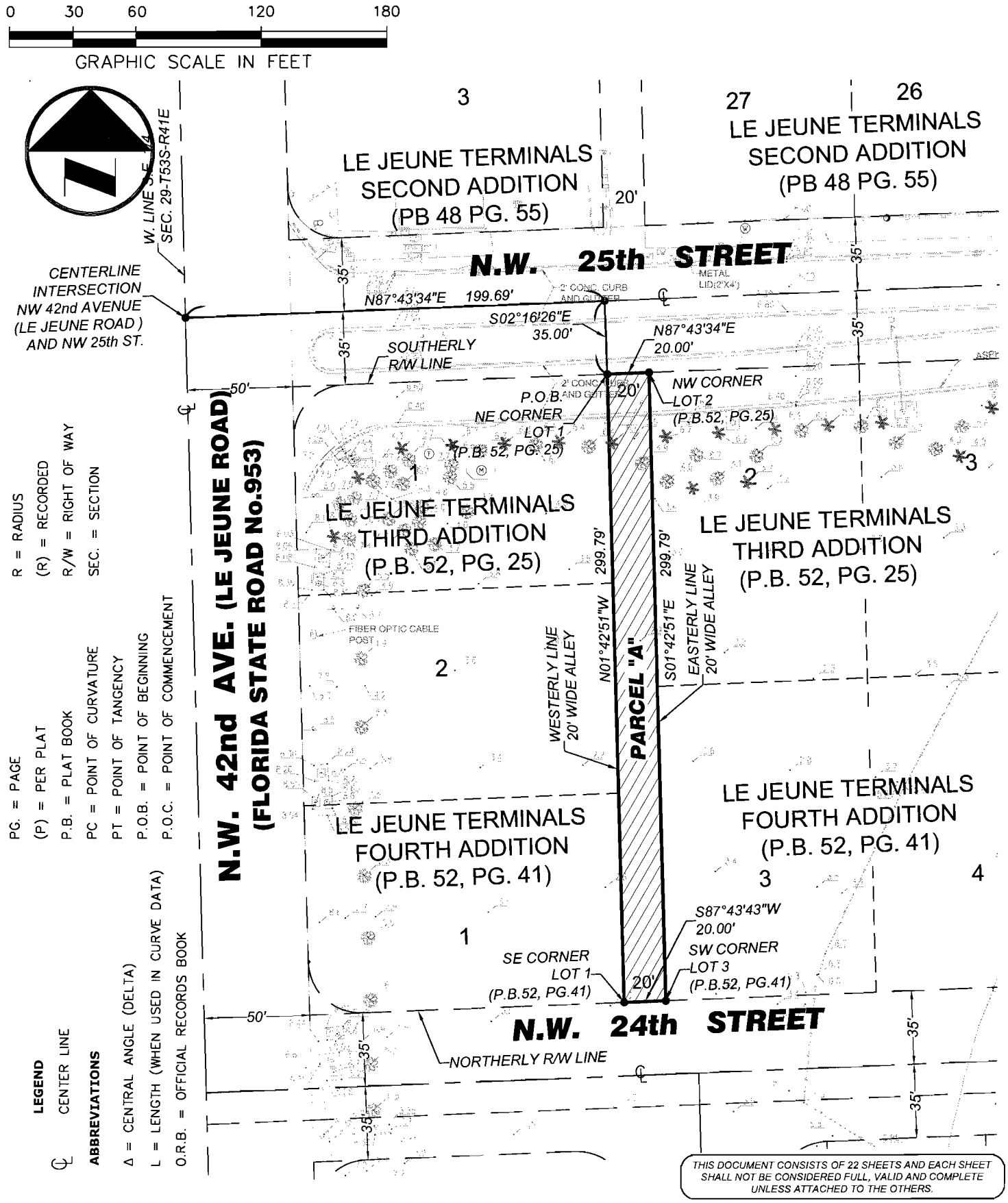
| PRINT NAME | FOLIO NO. | ADDRESS |
|---|---|---|
| *State of Florida Department of Transportation* | *30-3129-014-0010*<br>*30-3129-010-0160*<br>*30-3129-010-0230*<br>*30-3129-005-0010*<br>*30-3129-016-0010*<br>*30-3129-006-0150*<br>*30-3129-010-0010*<br>*30-3129-010-0020* | *1000 NW 111 Avenue Miami, FL 33172-5800* |

| | | |
|---|---|---|
| | *30-3129-010-0030*<br>*30-3129-010-0070*<br>*30-3129-010-0110*<br>*30-3129-010-0120*<br>*30-3129-004-0010*<br>*30-3129-004-0020*<br>*30-3129-005-0010*<br>*30-3129-005-0030*<br>*30-3129-000-0213*<br>*30-3129-000-0330*<br>*30-3129-012-0020*<br>*30-3129-012-0030*<br>*30-3129-016-0040*<br>*30-3129-016-0050*<br>*30-3129-016-0020*<br>*30-3129-016-0030*<br>*30-3129-012-0270*<br>*30-3129-006-0030*<br>*30-3129-004-0060*<br>*30-3129-005-0080*<br>*30-3129-005-0090*<br>*30-3129-005-0100*<br>*30-3129-005-0110*<br>*30-3129-006-0140*<br>*30-3129-006-0130*<br>*30-2129-006-0110*<br>*30-3129-006-0090*<br>*30-3129-006-0080*<br>*30-3129-006-0070*<br>*30-3129-006-0060*<br>*30-3129-006-0050*<br>*30-3129-006-0040*<br>*30-3129-000-0010* | |
| *South Florida Regional Transportation Authority (Tri-Rail)* | *30-3129-014-0011*<br>*30-3129-010-0130*<br>*30-3129-010-0380* | *Suite 100*<br>*800 NW 33 Street*<br>*Pompano Beach, FL*<br>*33064-2046* |
| *Miami-Dade County GSA Real Estate Mgt (Miami-Dade WASD User Agency)* | *30-3129-010-0200* | *Miami-Dade Water & Sewer Department.*<br>*3071 SW 38 Avenue*<br>*Miami, FL 33146-1520* |

5. ACCESS TO OTHER PROPERTY: In the event this petition is granted no other property owners will be prevented from access to and from their property.

6. Grounds and reasons for abandoning Rights-of-Way and proposed use of the land:

*At present, the area described as the MIAMI INTERMODAL CENTER is occupied by numerous public Rights of Way created by virtue of prior plats and deeds as cited and described in Exhibit "A." These Rights of Way are no longer conducive to the overall development of the MIAMI INTERMODAL CENTER, and in fact, the existing Rights of Way are in conflict with the site plans, proposed street/building layouts and the elements of the Tentative Plat as conditionally approved by the Miami-Dade County Plat Committee. Said Tentative Plat contains the proposed layout of Tracts and Rights of Way to supplant the existing Rights of Way. All of the abutting properties are owned by public entities and there are no private property owners affected by this Petition. This Petition and the approval of same by Resolution of the Board of County Commissioners of Miami-Dade County, Florida is required as a condition of final plat submittal for the MIAMI INTERMODAL CENTER.*

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DRAWING: X:\PROJECTS\MIAMI INTERMODAL CENTER\01-1466.00 MIC-TENTATIVE PLAT\01-1466.06 SKETCH FOR PLAT\01-1466.05 PROJECT\DWG\01-1466.05 SKETCH FOR ROAD.DWG / PRINTED: 5/12/2009 10:46 AM

**NOT A BOUNDARY SURVEY**

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|---|---|---|---|
| PBSJ<br>2001 N.W. 107th AVE.<br>MIAMI, FL 33172-2507<br>(305) 592-7275<br>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24 | **PARCEL "A"**<br>**SPECIFIC PURPOSE SURVEY**<br>**EXHIBIT "A"** | ORIGINAL: 12/7/07<br>REVISIONS:<br>1 - 5/7/09 LEGAL DESCRIPTION<br>2 - 5/12/09 COUNTY REVIEW<br>3 -<br>4 - | JOB NO. 01-1466.05 0001<br>DRAWN Z.C.P.<br>CHECKED D.W.D.<br>QC D.W.D.<br>**SHEET: 1 OF 22** |

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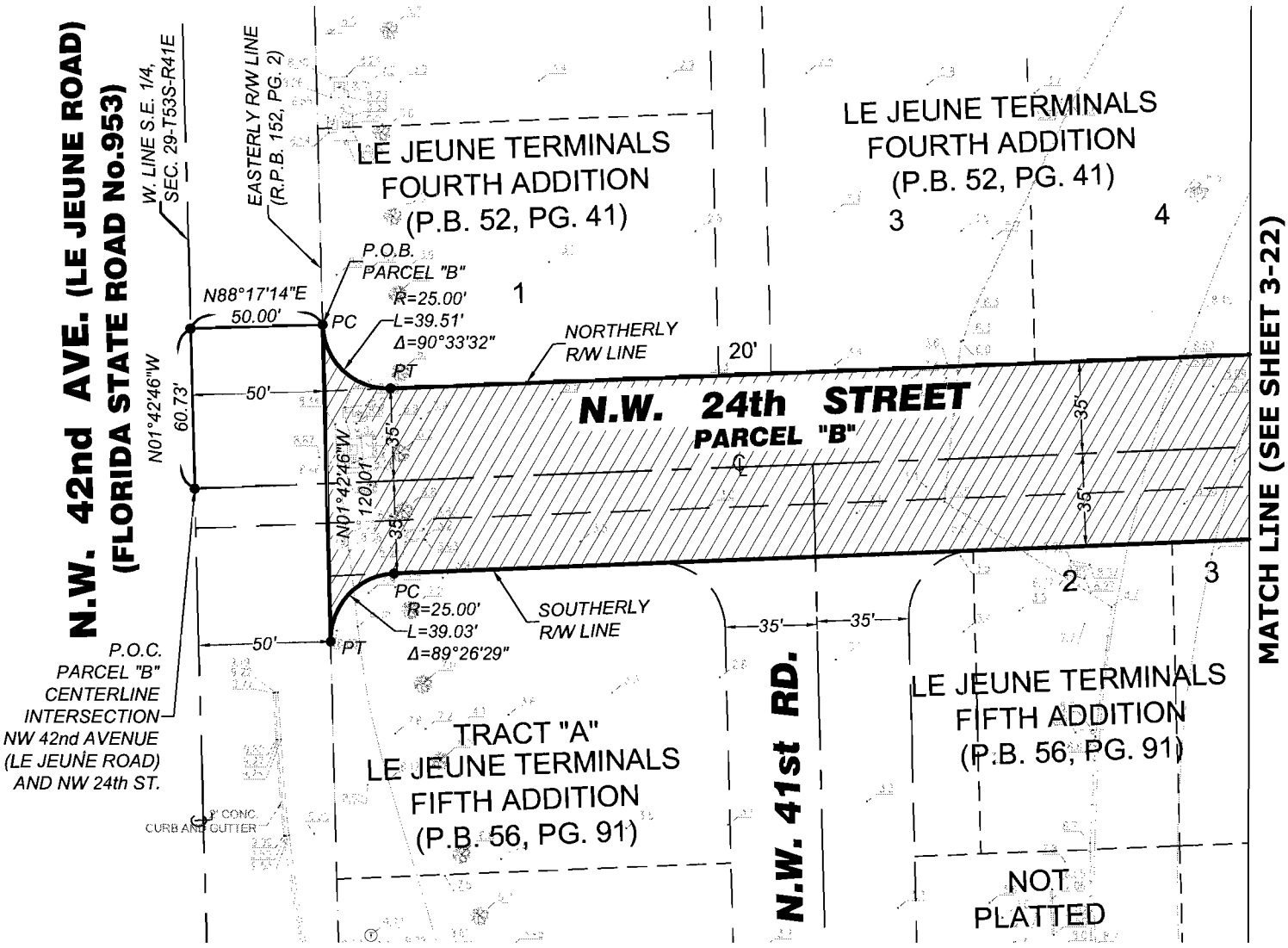
GRAPHIC SCALE IN FEET




**LEGEND**

℄ CENTER LINE

**ABBREVIATIONS**

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**PARCEL "B"**
**SPECIFIC PURPOSE SURVEY**
**EXHIBIT "A"**

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| ORIGINAL: | 12/7/07 |
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| 1 - | 5/7/09 LEGAL DESCRIPTION |
| 2 - | 5/12/09 COUNTY REVIEW |
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**SHEET: 2 OF 22**

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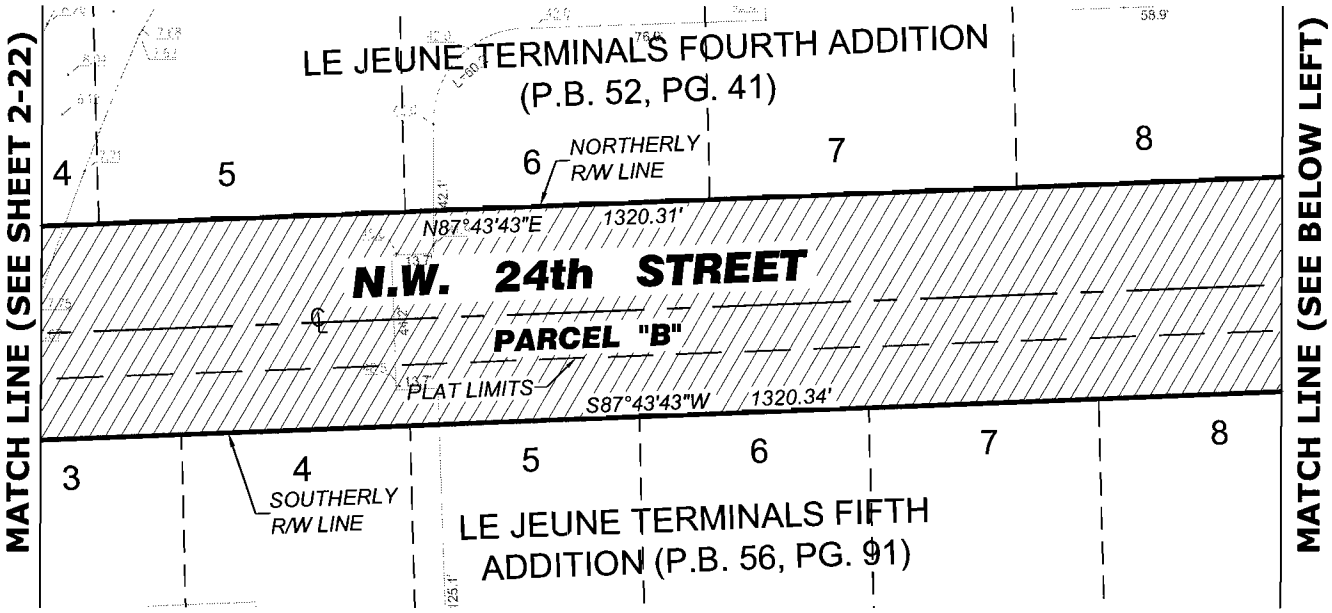
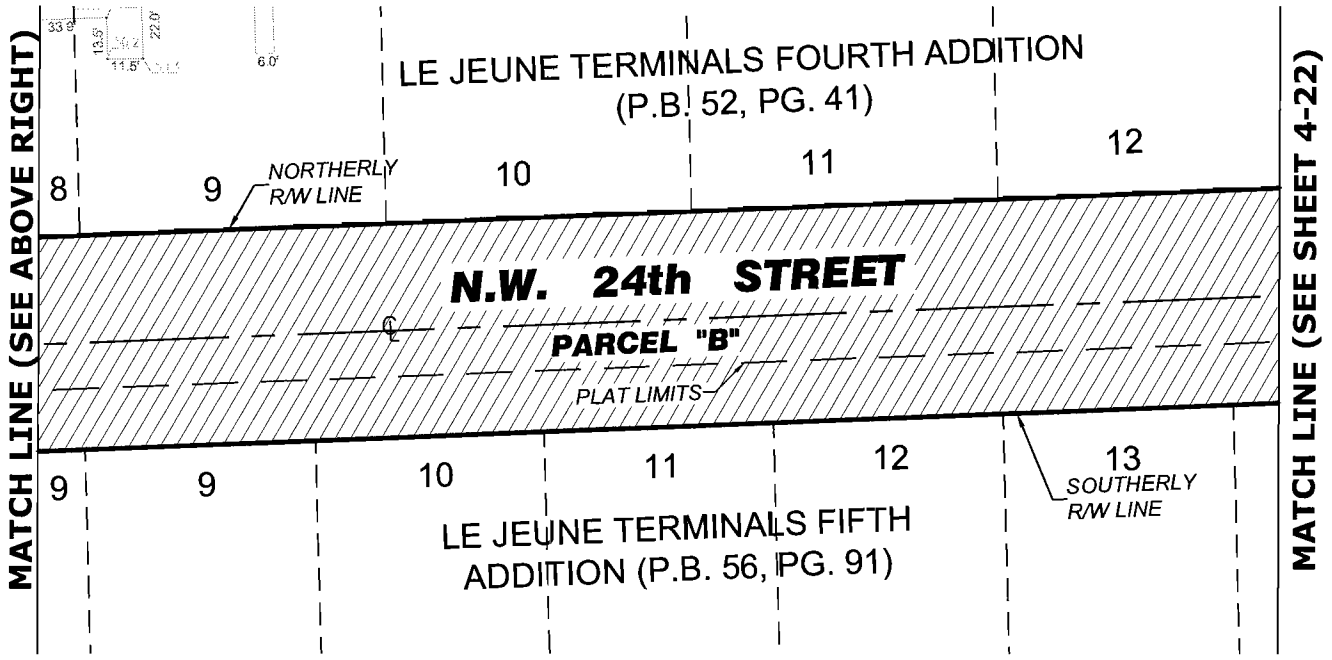
GRAPHIC SCALE IN FEET

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**SPECIFIC PURPOSE SURVEY**
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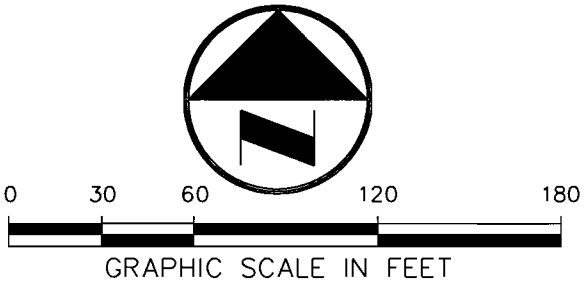
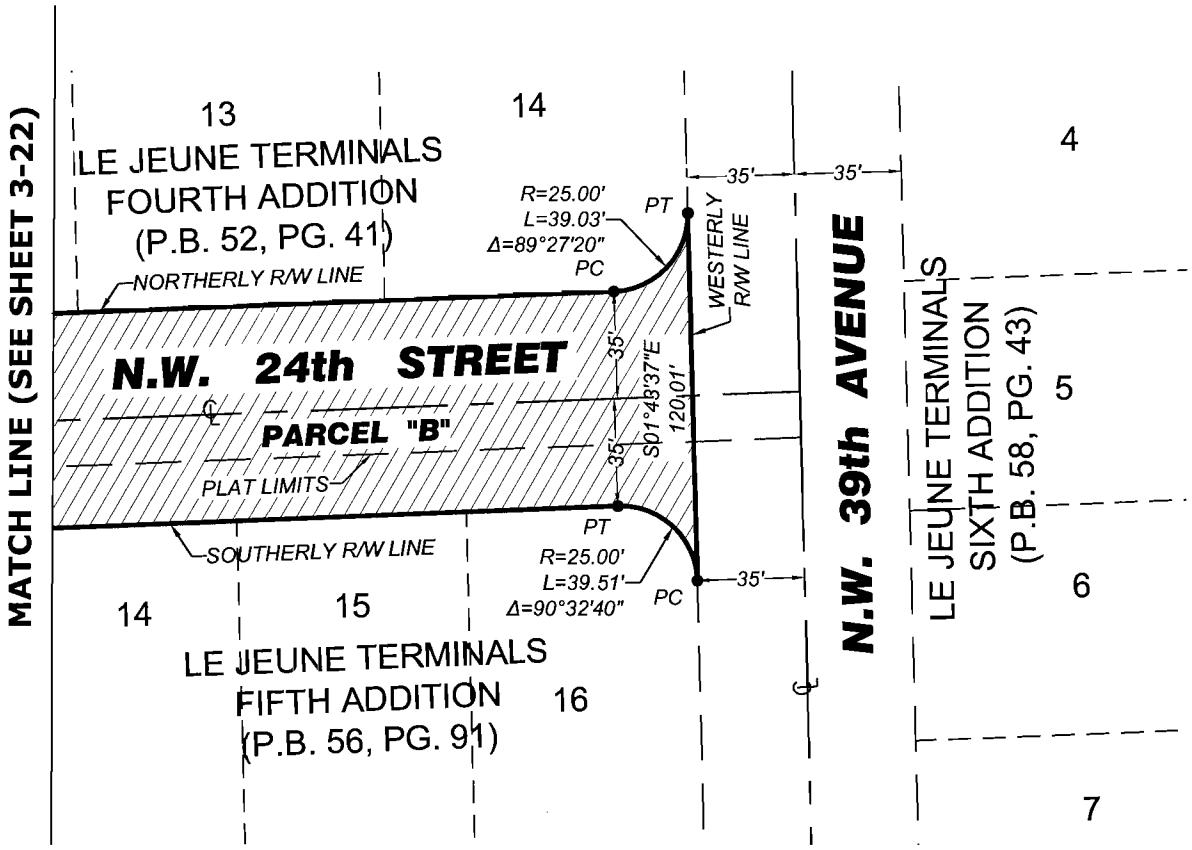
**SHEET: 3 OF 22**

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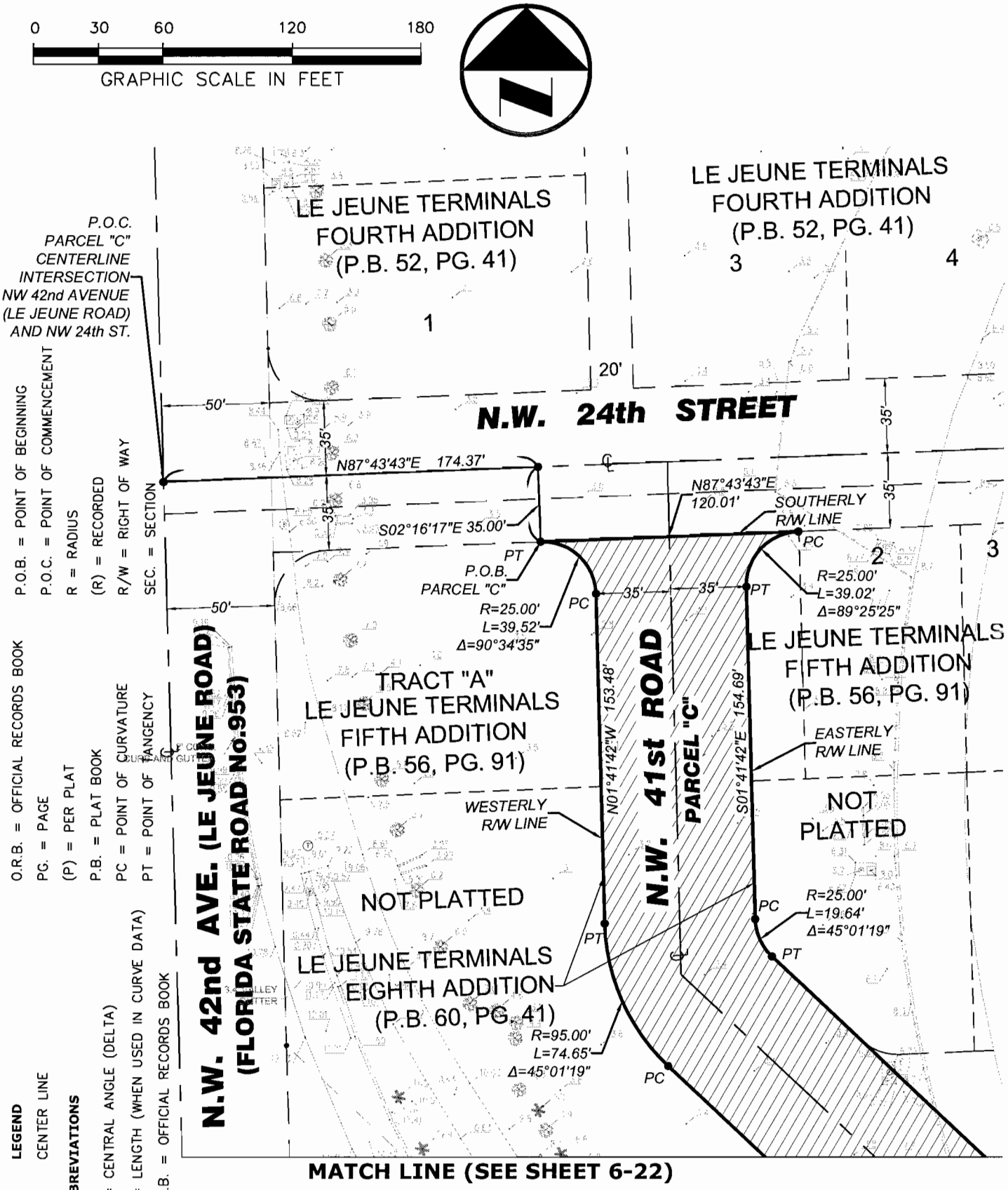


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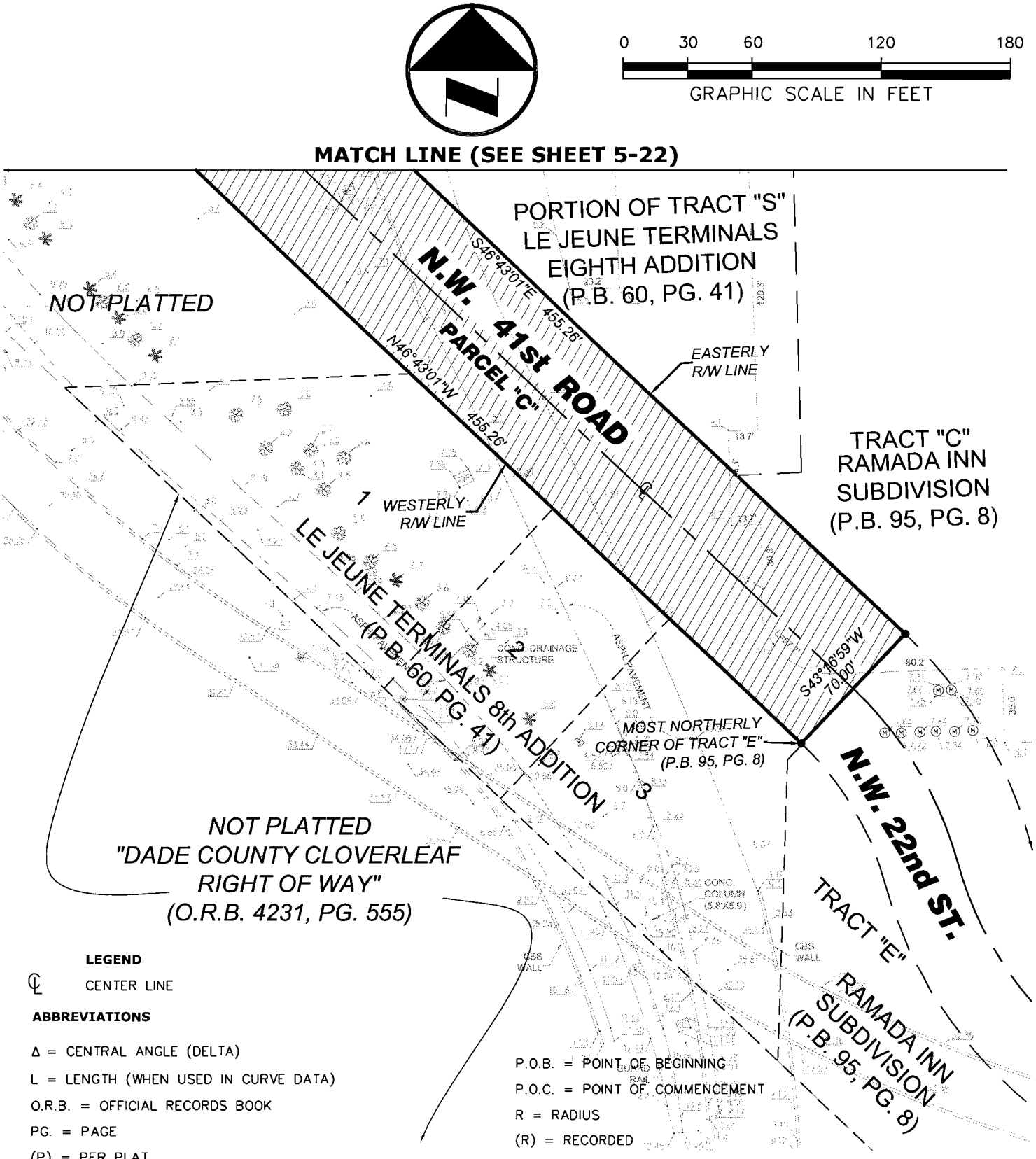
| PBSJ<br>2001 N.W. 107th AVE.<br>MIAMI, FL 33172-2507<br>(305) 592-7275<br>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24 | **PARCEL "C"**<br>**SPECIFIC PURPOSE SURVEY**<br>**EXHIBIT "A"** | ORIGINAL: 12/7/07<br>REVISIONS:<br>1 - 5/7/09 LEGAL DESCRIPTION<br>2 - 5/12/09 COUNTY REVIEW<br>3 -<br>4 - | JOB NO. 01-1466.05 0001<br>DRAWN Z.C.P.<br>CHECKED D.W.D.<br>QC D.W.D.<br>**SHEET: 5 OF 22** |

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**PARCEL "C"**
**SPECIFIC PURPOSE SURVEY**
**EXHIBIT "A"**

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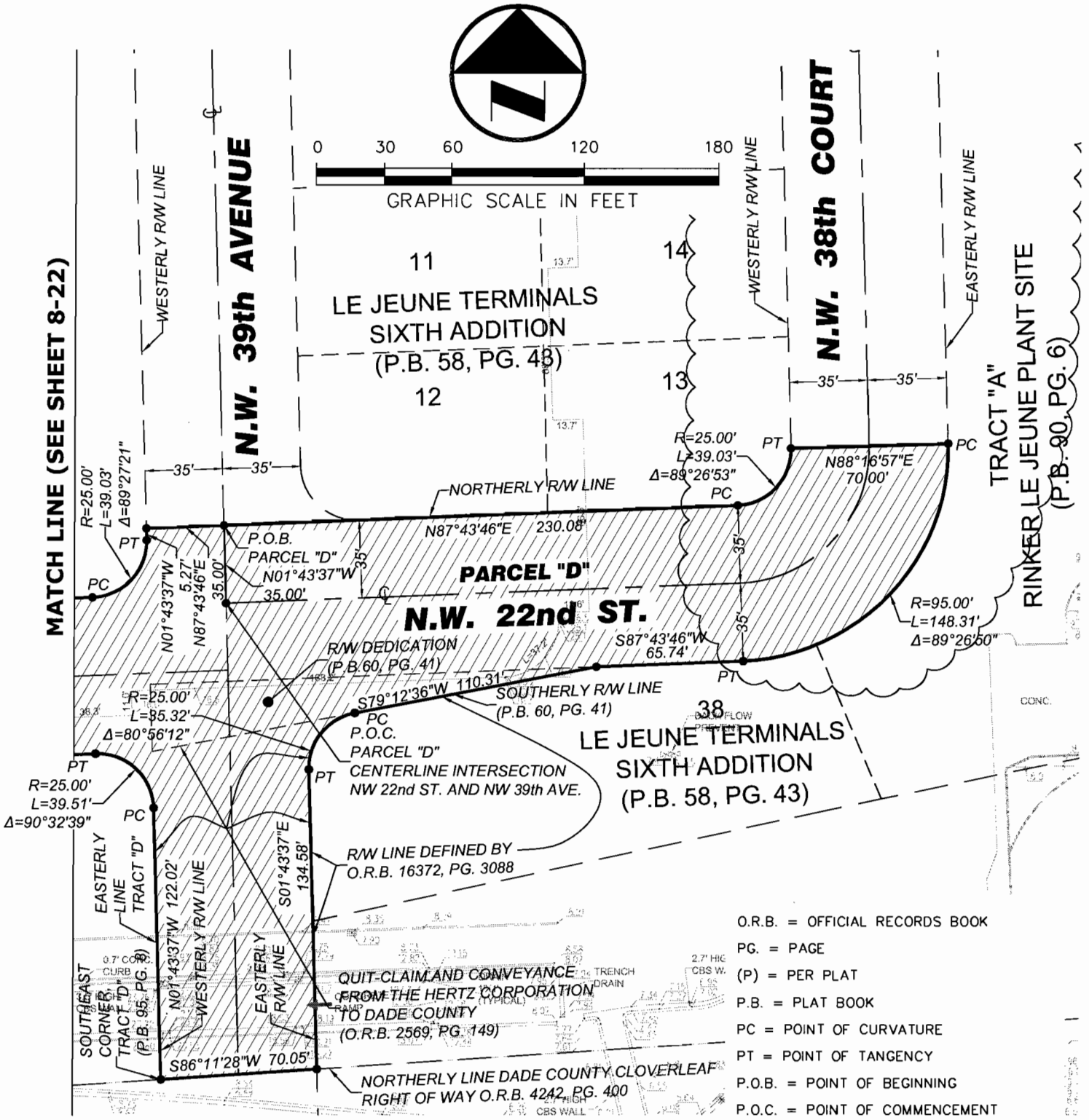
| QC | D.W.D. |

**SHEET: 6 OF 22**

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| PBS&J<br>2001 N.W. 107th AVE.<br>MIAMI, FL 33172-2507<br>(305) 592-7275<br>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24 | **PARCEL "D"**<br>**SPECIFIC PURPOSE SURVEY**<br>**EXHIBIT "A"** | ORIGINAL: 12/7/07<br>REVISIONS:<br>1 - 5/7/09 LEGAL DESCRIPTION<br>2 - 5/12/09 COUNTY REVIEW<br>3 -<br>4 - | JOB NO. 01-1466.05 0001<br>DRAWN Z.C.P.<br>CHECKED D.W.D.<br>QC D.W.D.<br>**SHEET: 7 OF 22** |

**LEGEND**

℄ CENTER LINE

**ABBREVIATIONS**

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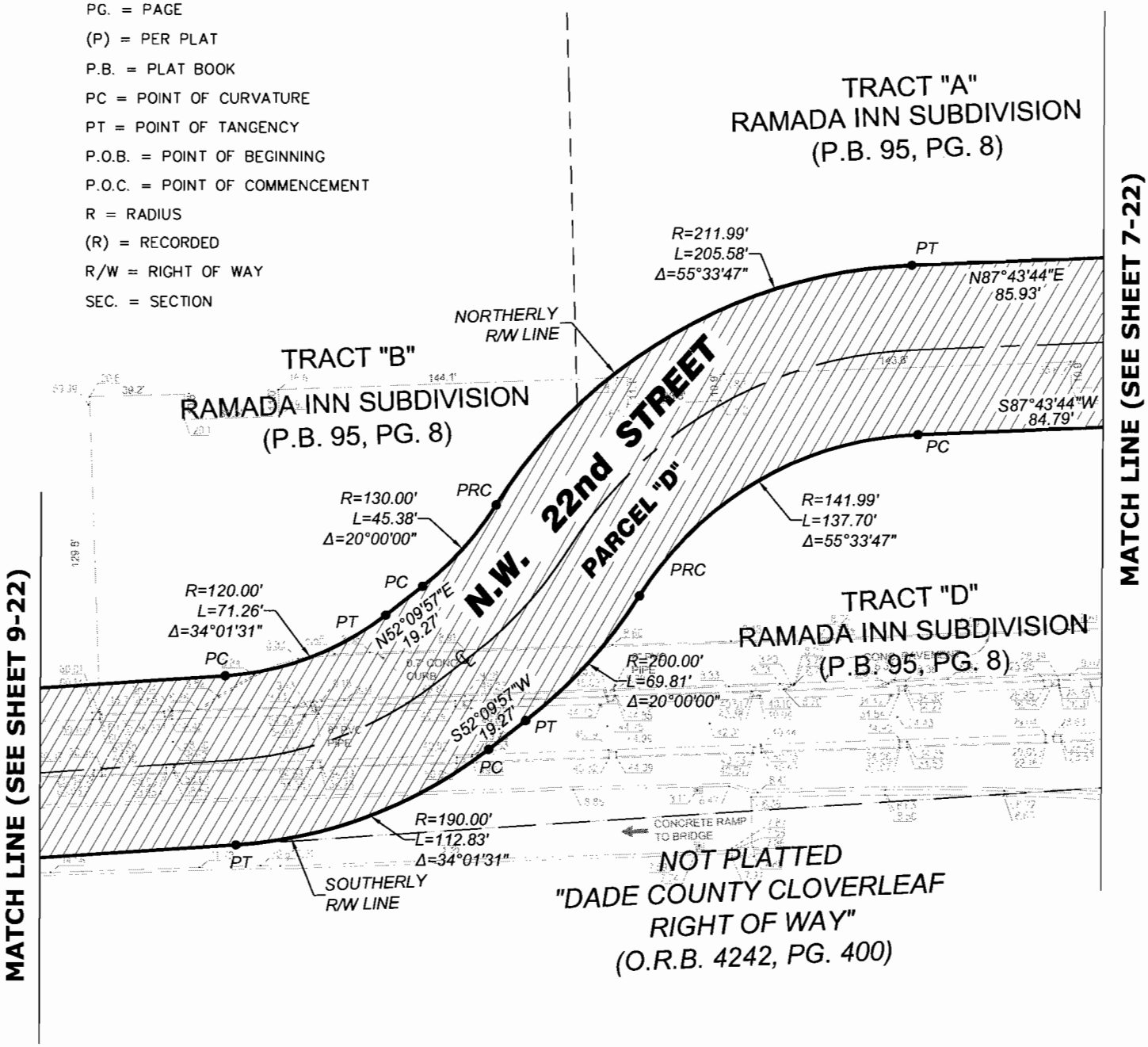
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
(R) = RECORDED
R/W = RIGHT OF WAY
SEC. = SECTION

0 30 60 120 180
GRAPHIC SCALE IN FEET




THIS DOCUMENT CONSISTS OF 22 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

DRAWING: X:\PROJECTS\MIAMI INTERMODAL CENTER\01-1466.00 MIC-TENTATIVE PLAT\01-1466.06 SKETCH FOR PLAT\01-1466.05 PROJECT\DWG\01-1466.05 SKETCH FOR ROAD.DWG / PRINTED: 5/12/2009 10:38 AM

**NOT A BOUNDARY SURVEY**

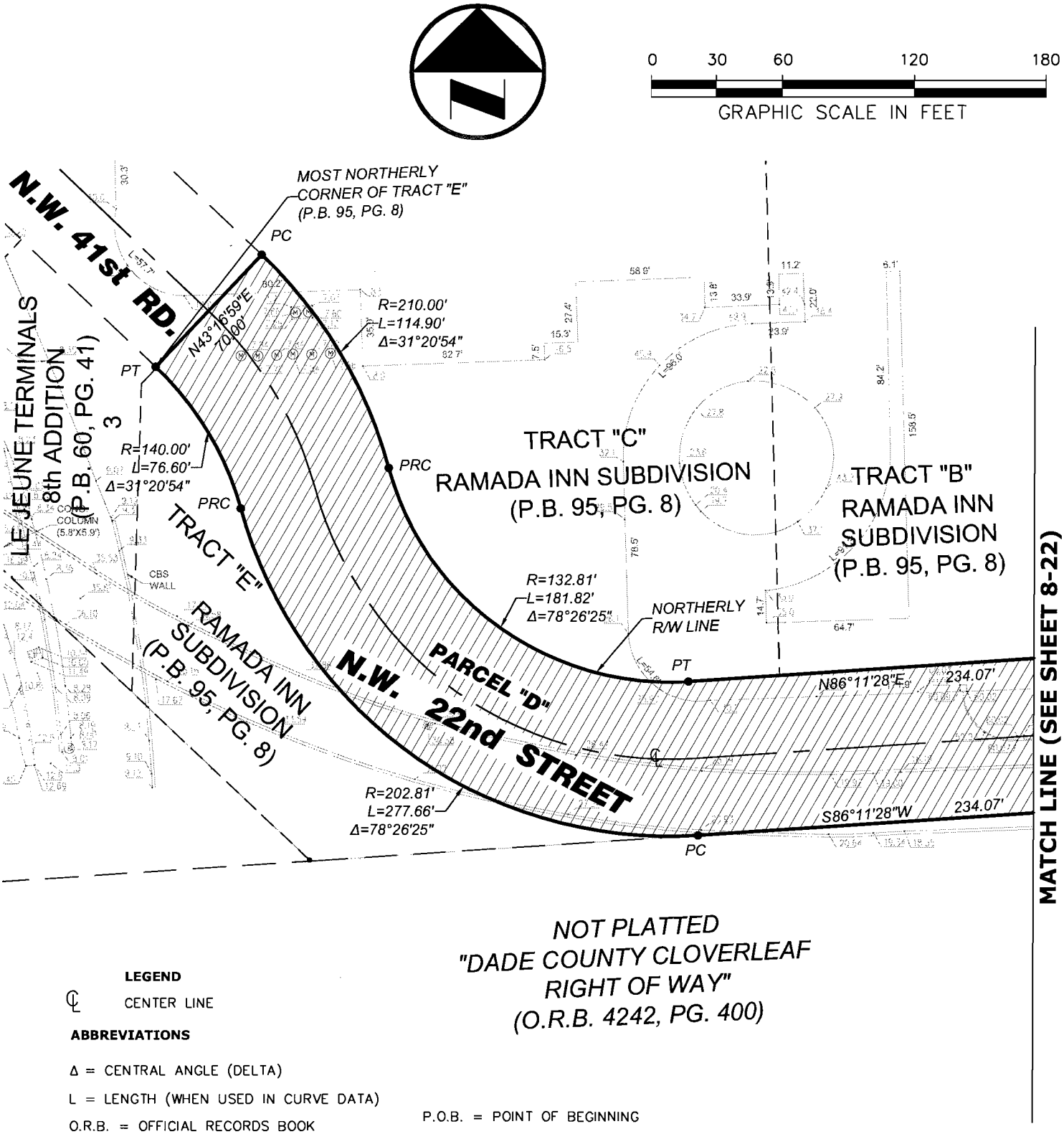

PBS&J
2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24


**PARCEL "D"**
**SPECIFIC PURPOSE SURVEY**
**EXHIBIT "A"**

| | |
|---|---|
| ORIGINAL: | 12/7/07 |
| REVISIONS: | |
| 1 - | 5/7/09 LEGAL DESCRIPTION |
| 2 - | 5/12/09 COUNTY REVIEW |
| 3 - | |
| 4 - | |

| | |
|---|---|
| JOB NO. | 01-1466.05 0001 |
| DRAWN | Z.C.P. |
| CHECKED | D.W.D. |
| QC | D.W.D. |

**SHEET: 8 OF 22**




**LEGEND**

℄ CENTER LINE

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|---|---|---|---|
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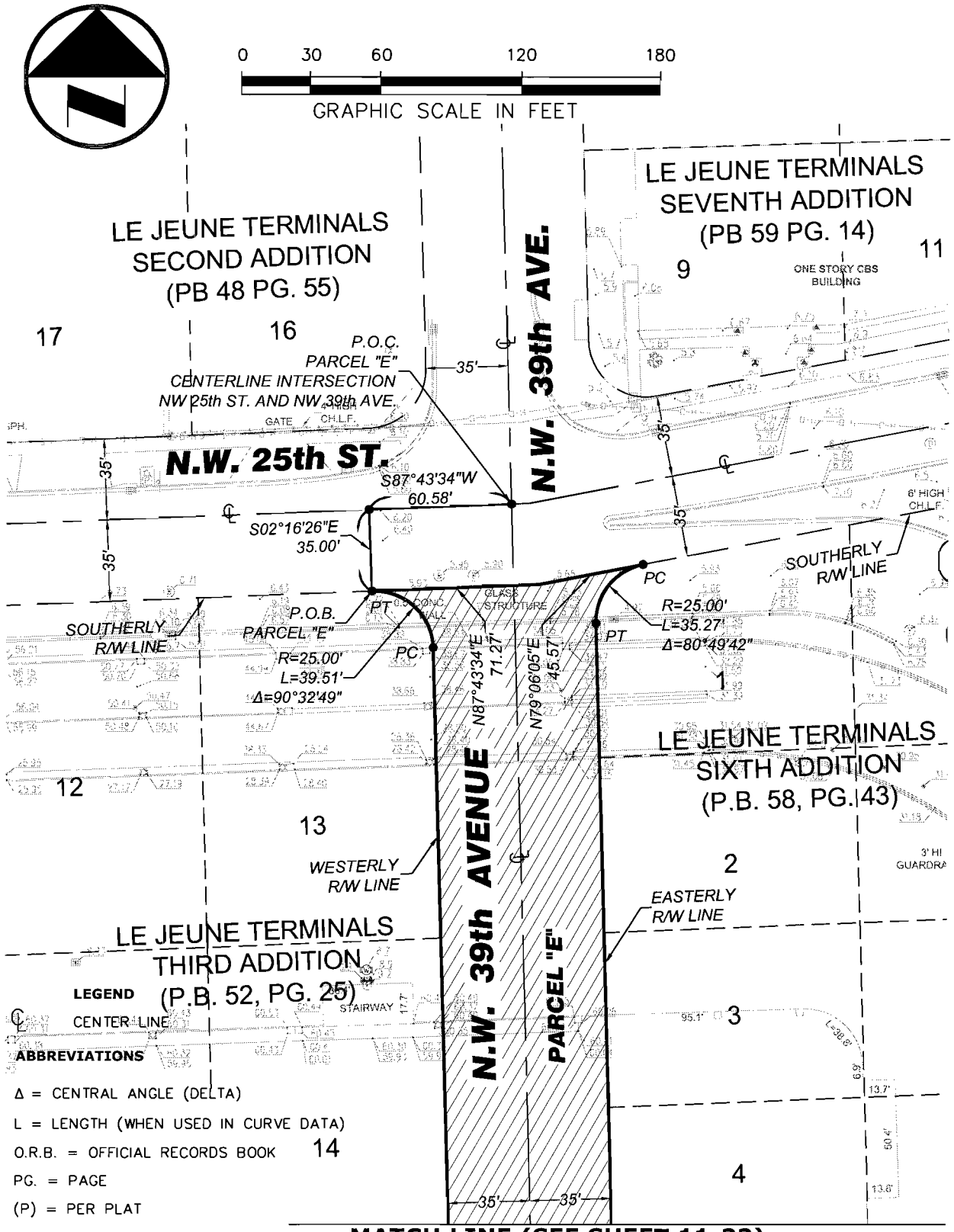


**MATCH LINE (SEE SHEET 11-22)**

**LEGEND**

℄ CENTER LINE

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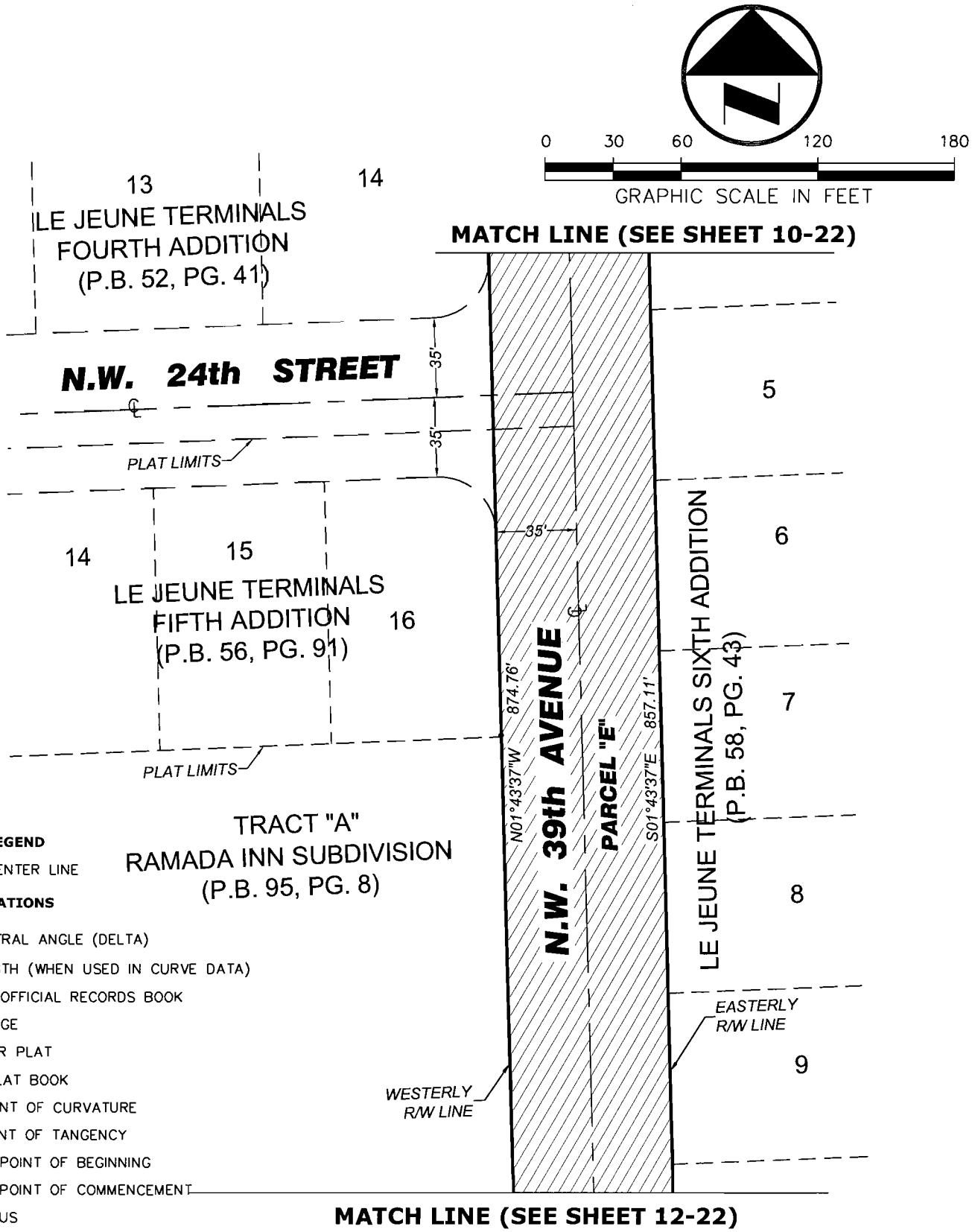
| PBSJ<br>2001 N.W. 107th AVE.<br>MIAMI, FL 33172-2507<br>(305) 592-7275<br>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24 | **PARCEL "E"**<br>**SPECIFIC PURPOSE SURVEY**<br>**EXHIBIT "A"** | ORIGINAL: 12/7/07<br>REVISIONS:<br>1 - 5/7/09 LEGAL DESCRIPTION<br>2 - 5/12/09 COUNTY REVIEW<br>3 -<br>4 - | JOB NO. 01-1466.05 0001<br>DRAWN Z.C.P.<br>CHECKED D.W.D.<br>QC D.W.D.<br>**SHEET: 10 OF 22** |




**LEGEND**

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**NOT A BOUNDARY SURVEY**

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*(305) 592-7275*
*FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24*


**PARCEL "E"**
**SPECIFIC PURPOSE SURVEY**
**EXHIBIT "A"**

| | |
|---|---|
| ORIGINAL: | 12/7/07 |
| REVISIONS: | |
| 1 - 5/7/09 LEGAL DESCRIPTION | |
| 2 - 5/12/09 COUNTY REVIEW | |
| 3 - | |
| 4 - | |
| JOB NO. | 01-1466.05 0001 |
| DRAWN | Z.C.P. |
| CHECKED | D.W.D. |
| QC | D.W.D. |
| SHEET: 11 OF 22 | |

0 30 60 120 180

GRAPHIC SCALE IN FEET

**LEGEND**

℄ CENTER LINE

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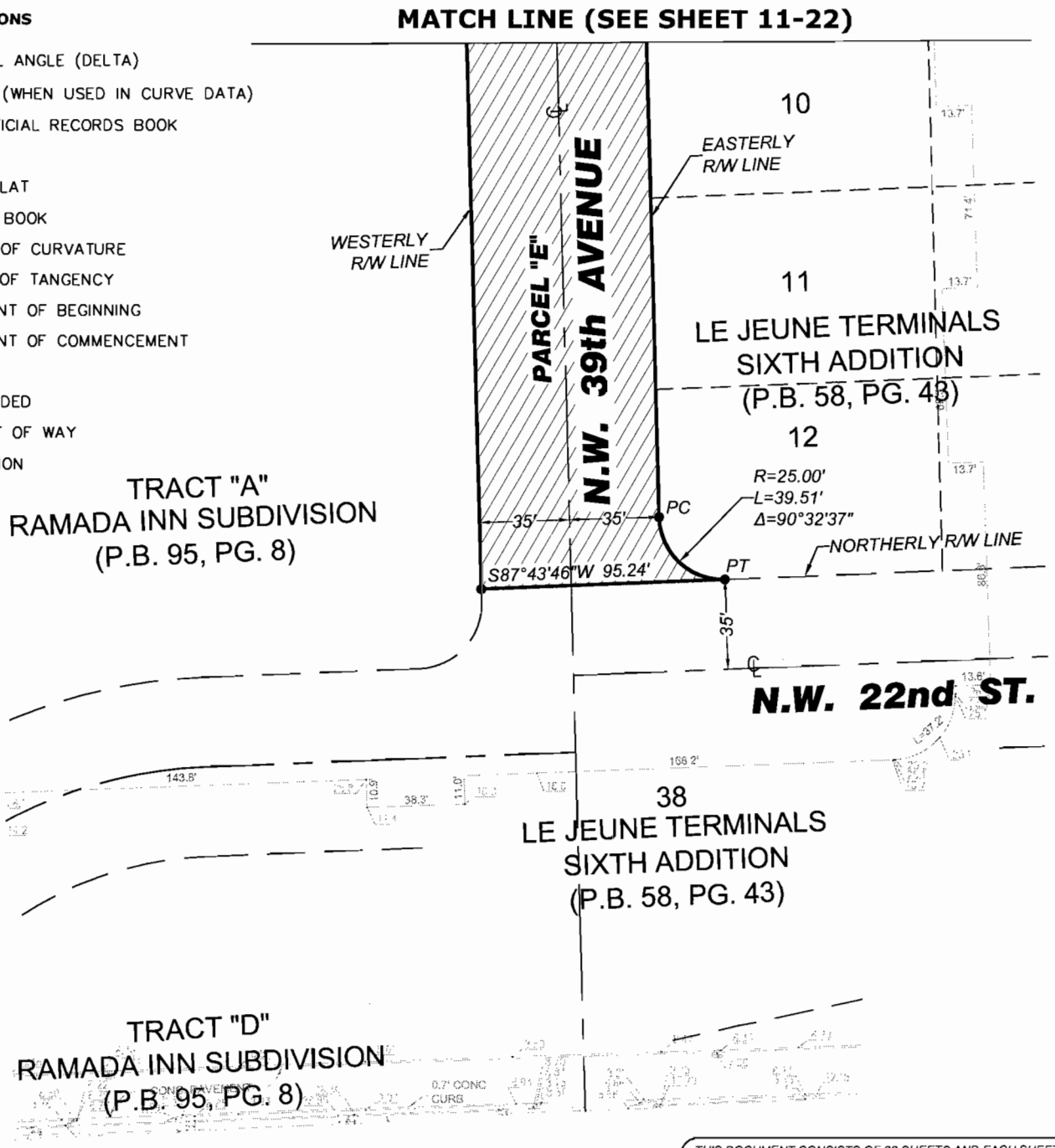


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**NOT A BOUNDARY SURVEY**

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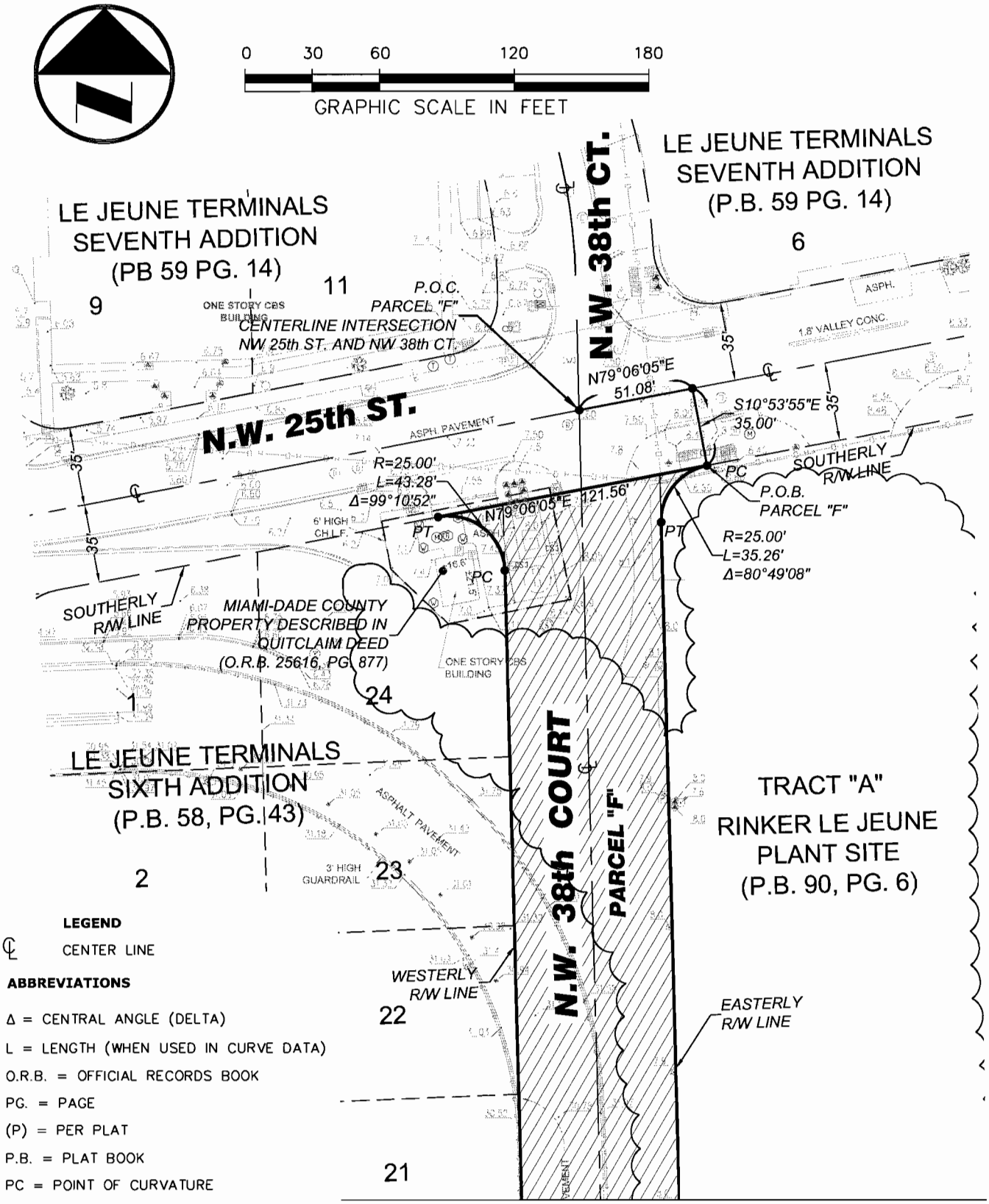


**LEGEND**

℄ CENTER LINE

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**MATCH LINE (SEE SHEET 14-22)**

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**NOT A BOUNDARY SURVEY**

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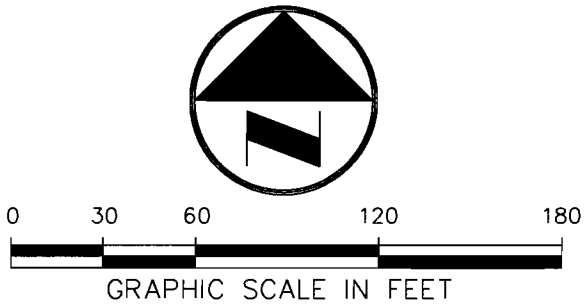
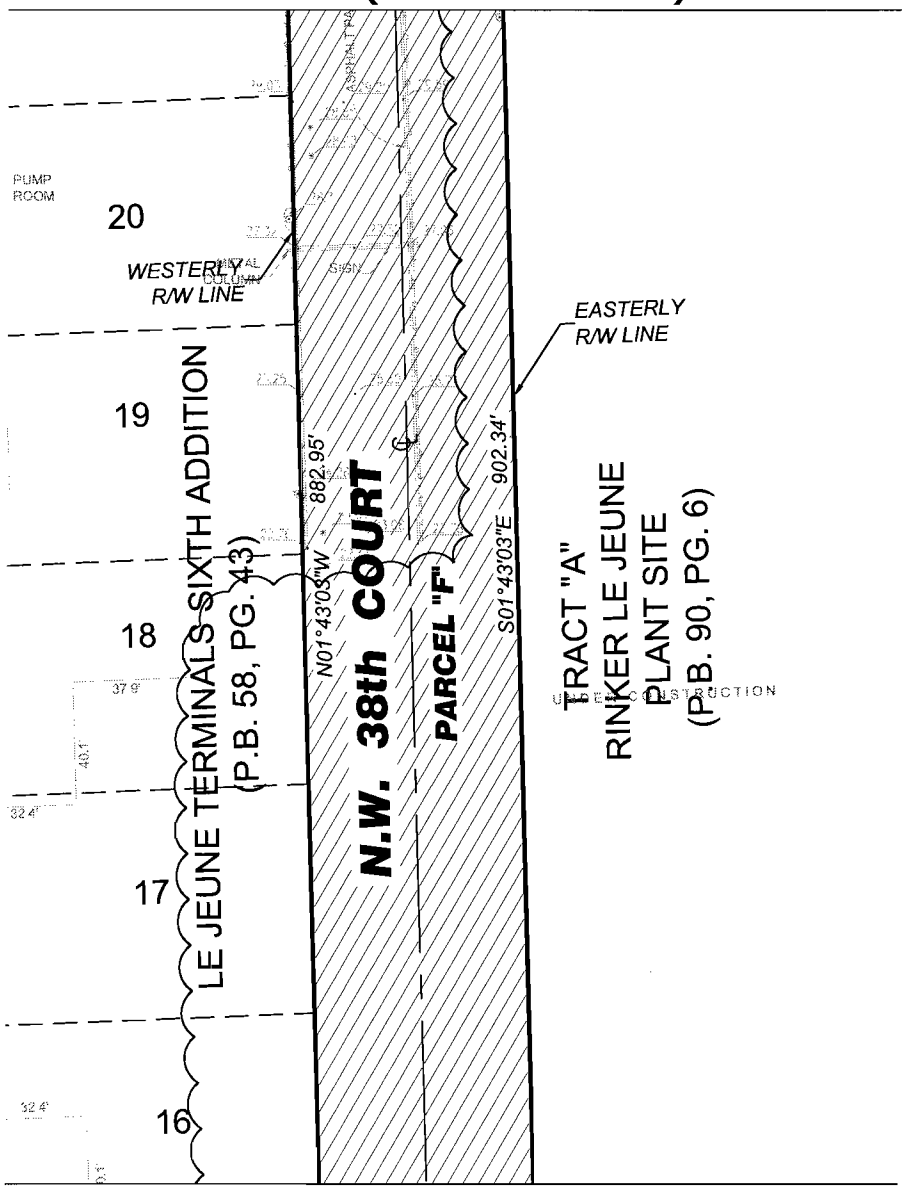



**MATCH LINE (SEE SHEET 13-22)**




**MATCH LINE (SEE SHEET 15-22)**

**LEGEND**

℄ CENTER LINE

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**NOT A BOUNDARY SURVEY**

DRAWING: X:\PROJECTS\MIAMI INTERMODAL CENTER\01-1466.00 MIC-TENTATIVE PLAT\01-1466.06 SKETCH FOR PLAT\01-1466.05 PROJECT\DWG\01-1466.05 SKETCH FOR ROAD.DWG / PRINTED: 5/12/2009 10:33 AM

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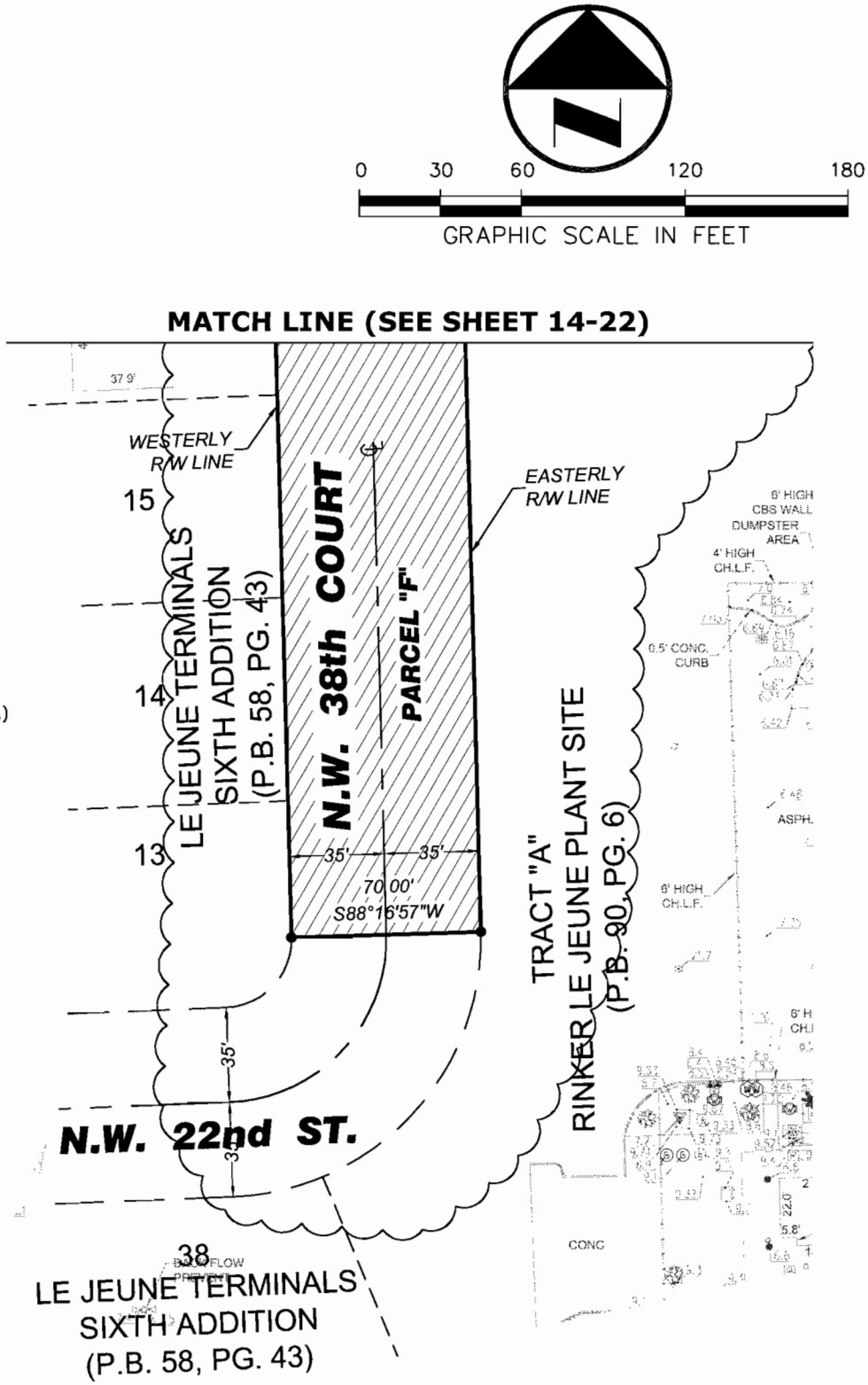


**LEGEND**

℄ CENTER LINE

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**NOT A BOUNDARY SURVEY**

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| | | | |
|---|---|---|---|
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***EXHIBIT "A"***
***SPECIFIC PURPOSE SURVEY***
***TO ACCOMPANY PETITION TO VACATE PUBLIC RIGHTS OF WAY***
***TENTATIVE PLAT OF "MIAMI INTERMODAL CENTER"***
***MIAMI-DADE COUNTY TENTATIVE PLAT NO. T-21765***

***ARTICLE I***
***DEFINITIONS, GENERALLY:***

*CLIENT: SHALL MEAN THE FLORIDA DEPARTMENT OF TRANSPORTATION, AN AGENCY OF THE STATE OF FLORIDA.*
*SURVEY MAP: SHALL MEAN THE GRAPHIC REPRESENTATIONS OF THE SPECIFIC PURPOSE SURVEY. SAID SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED AND GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT. EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.*
*SUBJECT PROPERTY: SHALL MEAN ALL THOSE LOTS, PARCELS OR PIECES OF LAND INDICATED IN THE LEGAL DESCRIPTION PORTION (ARTICLE III) OF THIS REPORT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.*
*COUNTY: SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY" BY ITS ELECTORS ON NOVEMBER 13, 1997 AND CODIFIED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO COUNTY ORDINANCE NUMBER 97-212. ALL REFERENCES TO MATTERS OF RECORD FILED BEFORE THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND CONVERSELY, ALL MATTERS OF RECORD FILED SUBSEQUENT TO THAT DATE (OR MENTION BY COMMON REPORT, AS THE CASE MAY BE) SHALL REFER TO THE PRESENT COUNTY NAME. THE SUBJECT PROPERTY LIES WITHIN THE UNINCORPORATED SECTION OF MIAMI-DADE COUNTY AND DOES NOT FALL UNDER THE JURISDICTION OF ANY MUNICIPALITY THEREOF.*

***ARTICLE II***
***MAP OF SPECIFIC PURPOSE SURVEY:***

*SEE SURVEY MAPS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THE DATE OF COMPLETION OF FIELD SURVEY IN CONNECTION WITH SAME (THE "SURVEY DATE") WAS ON DECEMBER 7, 2007.*

*REVISION No. 1: THIS SURVEY MAP AND REPORT IS HEREBY REVISED AND RECERTIFIED THIS 7TH DAY OF MAY 2009 TO INCORPORATE THAT PORTION OF N.W. 39TH AVENUE SOUTH OF N.W. 22ND STREET. THIS REVISION INCLUDES THE MODIFICATION OF THE SURVEY MAP AND THE LEGAL DESCRIPTION FOR PARCEL "D." ALL OTHER MATTERS REMAIN UNCHANGED.*

*REVISION No. 2: THIS SURVEY MAP AND REPORT IS HEREBY REVISED AND RECERTIFIED THIS 12TH DAY OF MAY 2009 TO CLARIFY THE DEDICATION OF N.W. 39TH AVENUE, SOUTH OF N.W. 22ND STREET BASED ON ADDITIONAL INFORMATION PROVIDED IN FURTHERANCE TO MIAMI-DADE COUNTY REVIEW. THIS REVISION INCLUDES THE MODIFICATION OF THE SURVEY MAP AND THE LEGAL DESCRIPTION FOR PARCEL "D." ALL OTHER MATTERS REMAIN UNCHANGED.*

***ARTICLE III***
***LEGAL DESCRIPTION:***

***PARCEL "A"***
*20-FOOT WIDE ALLEY LYING BETWEEN NW 24TH STREET ON THE SOUTH AND NW 25TH STREET ON THE NORTH:*

*ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, THE SAME CONSISTING OF AN ALLEY, 20 FEET IN WIDTH (HEREINAFTER, "THE 20-FOOT WIDE ALLEY") AS SHOWN ON THE PLATS OF "LE JEUNE TERMINALS THIRD ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52 AT PAGE 25 AND "LE JEUNE TERMINALS FOURTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52 AT PAGE 41, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:*

*BEGIN AT THE NORTHEAST CORNER OF LOT 1 OF SAID PLAT OF "LE JEUNE TERMINALS THIRD ADDITION;" THENCE N87°43'34"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET FOR 20.00 FEET TO THE NORTHWEST CORNER OF LOT 2 AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS THIRD ADDITION;" THENCE S01°42'51"E ALONG THE EASTERLY LINE OF SAID 20-FOOT WIDE ALLEY FOR 299.79 FEET TO THE SOUTHWEST CORNER OF LOT 3 AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS FOURTH ADDITION;" THENCE S87°43'43"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET FOR 20.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS FOURTH ADDITION;" THENCE N01°42'51"W ALONG THE WESTERLY LINE OF SAID 20-FOOT WIDE ALLEY FOR 299.79 FEET TO THE POINT OF BEGINNING.*

*SAID PARCEL CONTAINS 5996 SQUARE FEET OR 0.14 ACRES, MORE OR LESS BY CALCULATION.*

***PARCEL "B"***
*RIGHT OF WAY FOR N.W. 24TH STREET, FROM N.W. 42ND STREET (LE JEUNE ROAD) ON THE WEST TO N.W. 29TH AVENUE ON THE EAST:*

*ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, THE SAME CONSISTING OF THE RIGHT OF WAY FOR N.W. 24TH STREET, AS SHOWN ON THE PLATS OF "LE JEUNE TERMINALS FOURTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52 AT PAGE 41, AND "LE JEUNE TERMINALS FIFTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56 AT PAGE 91, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:*

*THIS DOCUMENT CONSISTS OF 22 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.*

*COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SAID N.W. 24TH STREET WITH THE CENTERLINE OF N.W. 42ND AVENUE (LE JEUNE ROAD) AS SHOWN ON SAID PLATS OF LE JEUNE TERMINALS FOURTH ADDITION," AND "LE JEUNE TERMINALS FIFTH ADDITION;" THENCE N01°42'46"W ALONG SAID CENTERLINE OF N.W. 42ND AVENUE AND THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 29 FOR 60.73 FEET; THENCE DEPARTING SAID CENTERLINE OF N.W. 42ND AVENUE (LE JEUNE ROAD), N88°17'14"E AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 50.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID N.W. 42ND AVENUE (LE JEUNE ROAD) AS SHOWN ON THE RIGHT OF WAY MAP OF FLORIDA STATE ROAD NO. 112, AS PREPARED FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION AND RECORDED IN ROAD PLAT BOOK 152 AT PAGE 2 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WITH SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE SAID N.W. 24TH STREET AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS FOURTH ADDITION" AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°33'32" FOR 39.51 FEET TO THE POINT OF TANGENCY WITH SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET; THENCE N87°43'43"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET FOR 1320.31 FEET TO POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°27'20" FOR 39.03 FEET TO A POINT OF TANGENCY WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS FOURTH ADDITION;" FROM SAID POINT OF TANGENCY, THENCE S01°43'37"E ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AS SHOWN ON SAID PLATS OF "LE JEUNE TERMINALS FOURTH ADDITION," AND "LE JEUNE TERMINALS FIFTH ADDITION," FOR 120.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 24TH STREET, WITH SAID POINT OF INTERSECTION BEING A POINT OF CURVATURE OF THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°32'40" FOR 39.51 FEET TO THE POINT OF TANGENCY WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 24TH STREET; THENCE S87°43'43"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET FOR 1320.34 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°26'29" FOR 39.03 FEET TO A POINT OF TANGENCY WITH SAID EASTERLY RIGHT OF WAY LINE OF N.W. 42ND AVENUE (LE JEUNE ROAD) AS SHOWN ON SAID RIGHT OF WAY MAP OF FLORIDA STATE ROAD NO. 112, AS PREPARED FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION AND RECORDED IN ROAD PLAT BOOK 152 AT PAGE 2 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N01°42'46"W ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 42ND AVENUE (LE JEUNE ROAD) FOR 120.01 FEET TO THE POINT OF BEGINNING.*

*SAID PARCEL CONTAINS 96459 SQUARE FEET OR 2.21 ACRES, MORE OR LESS BY CALCULATION.*

***PARCEL "C"***
*RIGHT OF WAY FOR N.W.41ST ROAD, FROM N.W. 24TH STREET ON THE NORTH TO N.W. 22ND STREET ON THE SOUTHEAST:*

*ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, THE SAME CONSISTING OF THE RIGHT OF WAY FOR N.W. 41ST ROAD, AS SHOWN ON THE PLATS OF "LE JEUNE TERMINALS FIFTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56 AT PAGE 91, "LE JEUNE TERMINALS EIGHT ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60 AT PAGE 81 AND "RAMADA INN SUBDIVISION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95 AT PAGE 8, ALL OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:*

*COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF N.W. 24TH STREET WITH THE CENTERLINE OF N.W. 42ND AVENUE (LE JEUNE ROAD) AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS FOURTH ADDITION;" THENCE N87°43'43"E ALONG SAID CENTERLINE OF N.W. 24TH STREET FOR 174.37 FEET; THENCE DEPARTING SAID CENTERLINE OF N.W. 24TH STREET, S02°16'17"E AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 35.00 FEET TO A POINT OF INTERSECTION WITH SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 24TH STREET AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE N87°43'43"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET FOR 120.01 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID N.W. 41ST ROAD, WITH SAID POINT OF INTERSECTION ALSO BEING A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°25'25" FOR 39.02 FEET TO THE POINT OF TANGENCY WITH SAID EASTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD; THENCE S01°41'42"E ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD FOR 154.69 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 45°01'19" FOR 19.64 FEET TO THE POINT OF TANGENCY WITH SAID EASTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD; THENCE S46°43'01"E ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD FOR 455.26 FEET TO A POINT OF TERMINATION ALONG SAID EASTERLY RIGHT OF WAY LINE; FROM SAID POINT OF TERMINATION, S43°16'59"W AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 70.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SAID N.W. 41ST ROAD, WITH SAID POINT OF INTERSECTION ALSO BEING THE MOST NORTHERLY CORNER OF TRACT "E" OF SAID PLAT OF "RAMADA INN SUBDIVISION;" THENCE N46°43'01"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD FOR 455.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 45°01'19" FOR 74.65 FEET TO THE POINT OF TANGENCY WITH SAID WESTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD; THENCE N01°41'42"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD FOR 153.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 41ST ROAD AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°34'35" FOR 39.52 FEET TO THE POINT OF TANGENCY WITH SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 24TH STREET AND THE POINT OF BEGINNING.*

*SAID PARCEL CONTAINS 47973 SQUARE FEET OR 1.10 ACRES, MORE OR LESS BY CALCULATION.*

*THIS DOCUMENT CONSISTS OF 22 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.*

*PARCEL "D"*
*RIGHT OF WAY FOR N.W. 22ND STREET, FROM N.W. 38TH COURT ON THE EAST TO N.W. 41ST ROAD ON THE WEST AND RIGHT OF WAY FOR N.W. 39TH AVENUE, FROM N.W. 22ND STREET ON THE NORTH TO THE NORTHERLY LINE OF THE "DADE COUNTY CLOVERLEAF RIGHT OF WAY" ON THE SOUTH:*

*ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, THE SAME CONSISTING OF THE RIGHTS OF WAY FOR N.W. 22ND STREET AND N.W. 39TH AVENUE, AS SHOWN ON THE PLATS OF "LE JEUNE TERMINALS SIXTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58 AT PAGE 43, "LE JEUNE TERMINALS EIGHTH ADDITION," AS RECORDED IN PLAT BOOK 60 AT PAGE 41, "RINKER LE JEUNE PLANT SITE," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90 AT PAGE 6, "RAMADA INN SUBDIVISION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95 AT PAGE 8 AND AS DESCRIBED IN THE QUIT-CLAIM AND CONVEYANCE DEED FROM THE HERTZ CORPORATION TO DADE COUNTY, DATED FEBRUARY 7, 1961 AND RECORDED APRIL 7, 1961 IN OFFICIAL RECORDS BOOK 2569 AT PAGE 149 AND THE SPECIAL WARRANTY DEED FROM HERTZ REALTY CORPORATION TO THE TRI-COUNTY COMMUTER RAIL AUTHORITY DATED MAY 12, 1994 AND RECORDED MAY 20, 1994 IN OFFICIAL RECORDS BOOK 16372 AT PAGE 3088, ALL OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:*

*COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF N.W. 22ND STREET WITH THE CENTERLINE OF N.W. 39TH AVENUE AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS SIXTH ADDITION;" THENCE N01°43'37"W ALONG SAID CENTERLINE OF N.W. 39TH AVENUE FOR 35.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID N.W. 22ND STREET AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE N87°43'46"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 230.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°26'53" FOR 39.03 FEET TO A POINT OF TANGENCY WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS SIXTH ADDITION;" THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT, N88°16'57"E FOR 70.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID N.W. 38TH COURT AS SHOWN ON SAID PLAT OF "RINKER LE JEUNE PLANT SITE," WITH SAID POINT OF INTERSECTION BEING A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 89°26'50" FOR 148.31 FEET TO THE POINT OF TANGENCY WITH SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET; THENCE S87°43'46"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 65.74 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS EIGHTH ADDITION;" THENCE S79°12'36"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS EIGHTH ADDITION" FOR 110.31 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AS DEFINED IN SAID QUIT-CLAIM AND CONVEYANCE FROM THE HERTZ CORPORATION TO DADE COUNTY AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 80°56'12" FOR 35.32 FEET TO THE POINT OF TANGENCY WITH THE EASTERLY RIGHT OF WAY LINE OF SAID N.W. 39TH AVENUE AS DEFINED IN THE QUIT-CLAIM AND CONVEYANCE FROM THE HERTZ CORPORATION TO DADE COUNTY; THENCE S01°43'37"E ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AS DEFINED BY THE QUIT-CLAIM AND CONVEYANCE FROM THE HERTZ CORPORATION TO DADE COUNTY FOR 134.58 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE EXISTING RIGHT OF WAY OF THE "DADE COUNTY CLOVERLEAF RIGHT OF WAY" AS DESCRIBED IN THE WARRANTY DEED FROM JOHN H. WARE, JR., AND CLARA EDWARDS WARE, HIS WIFE TO DADE COUNTY, DATED FEBRUARY 16, 1956 AND RECORDED IN OFFICIAL RECORDS BOOK 4242 AT PAGE 400 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA; THENCE S86°11'28"W ALONG SAID NORTHERLY LINE OF THE EXISTING RIGHT OF WAY OF THE "DADE COUNTY CLOVERLEAF RIGHT OF WAY" FOR 70.05 FEET TO THE SOUTHEAST CORNER OF TRACT "D" OF SAID PLAT OF "RAMADA INN SUBDIVISION;" THENCE N01°43'37"W ALONG THE WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AND THE EASTERLY LINE OF SAID TRACT "D" FOR 122.02 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE, THE EASTERLY LINE OF TRACT "D" AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°32'39" FOR 39.51 FEET TO THE POINT OF TANGENCY WITH SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET; THENCE S87°43'44"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 84.79 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 141.99 FEET AND A CENTRAL ANGLE OF 55°33'47" FOR 137.70 FEET TO A POINT OF REVERSE CURVATURE WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 20°00'00" FOR 69.81 FEET TO THE POINT OF TANGENCY; THENCE S52°09'57"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 19.27 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 34°01'31" FOR 112.83 FEET TO THE POINT OF TANGENCY; THENCE S86°11'28"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 234.07 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 202.81 FEET AND A CENTRAL ANGLE OF 78°26'25" FOR 277.66 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 31°20'54" FOR 76.60 FEET TO THE POINT OF TANGENCY, WITH SAID POINT OF TANGENCY ALSO BEING THE MOST NORTHERLY CORNER OF TRACT "E" AS SHOWN ON SAID PLAT OF "RAMADA INN SUBDIVISION;" THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET; N43°16'59"E FOR 70.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID N.W. 22ND STREET AS SHOWN ON SAID PLAT OF "RAMADA INN SUBDIVISION," WITH SAID POINT OF INTERSECTION ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF*

*THIS DOCUMENT CONSISTS OF 22 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.*

31°20'54" FOR 114.90 FEET TO A POINT OF REVERSE CURVATURE WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 132.81 FEET AND A CENTRAL ANGLE OF 78°26'25" FOR 181.82 FEET TO THE POINT OF TANGENCY WITH SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET; THENCE N86°11'28"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 234.07 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 34°01'31" FOR 71.26 FEET TO THE POINT OF TANGENCY WITH SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET; THENCE N52°09'57"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 19.27 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 20°00'00" FOR 45.38 FEET TO A POINT OF REVERSE CURVATURE WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 211.99 FEET AND A CENTRAL ANGLE OF 55°33'47" FOR 205.58 FEET TO THE POINT OF TANGENCY WITH SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET; THENCE N87°43'44"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 85.93 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°27'21" FOR 39.03 FEET TO THE POINT OF TANGENCY WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AS SHOWN ON SAID PLAT OF "RAMADA INN SUBDIVISION;" THENCE N01°43'37"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE FOR 5.27 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE, N87°43'46"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 35.00 FEET TO A POINT OF INTERSECTION WITH SAID CENTERLINE OF N.W. 39TH AVENUE AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 109841 SQUARE FEET OR 2.52 ACRES, MORE OR LESS BY CALCULATION.

**PARCEL "E"**
RIGHT OF WAY FOR N.W. 39TH AVENUE, FROM N.W. 25TH STREET ON THE NORTH TO N.W. 22ND STREET ON THE SOUTH:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, THE SAME CONSISTING OF THE RIGHT OF WAY FOR N.W. 39TH AVENUE, AS SHOWN ON THE PLATS OF "LE JEUNE TERMINALS THIRD ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52 AT PAGE 25, "LE JEUNE TERMINALS FIFTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56 AT PAGE 91 "LE JEUNE TERMINALS SIXTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58 AT PAGE 43 AND "RAMADA INN SUBDIVISION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95 AT PAGE 8, ALL OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF N.W. 25TH STREET WITH THE CENTERLINE OF N.W. 39TH AVENUE AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS THIRD ADDITION;" THENCE S87°43'34"W ALONG SAID CENTERLINE OF N.W. 25TH STREET FOR 60.58 FEET; THENCE S02°16'26"E AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 35.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 25TH STREET, WITH SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE N87°43'34"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET FOR 71.27 FEET; THENCE N79°06'05"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET FOR 45.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; FROM SAID POINT OF CURVATURE AND DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET, THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID N.W. 39TH AVENUE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 80°49'42" FOR 35.27 FEET TO THE POINT OF TANGENCY WITH SAID EASTERLY RIGHT OF WAY LINE OF N.W. 29TH AVENUE; THENCE S01°43'37"E ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE FOR 857.11 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°32'37" FOR 39.51 FEET TO A POINT OF TANGENCY WITH THE NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS SIXTH ADDITION;" THENCE S87°43'46"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 22ND STREET FOR 95.24 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SAID N.W. 39TH AVENUE AS SHOWN ON SAID PLAT OF "RAMADA INN SUBDIVISION" THENCE N01°43'37"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE FOR 874.76 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 39TH AVENUE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°32'49" FOR 39.51 FEET TO THE POINT OF TANGENCY WITH SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 63409 SQUARE FEET OR 1.46 ACRES, MORE OR LESS BY CALCULATION.

**PARCEL "F"**
RIGHT OF WAY FOR N.W. 38TH COURT, FROM N.W. 25TH STREET ON THE NORTH TO N.W. 22ND STREET ON THE SOUTH:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, THE SAME CONSISTING OF THE RIGHT OF WAY FOR N.W. 38TH COURT, AS SHOWN ON THE PLATS OF "LE JEUNE TERMINALS SIXTH ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58 AT PAGE 43 AND "RINKER LE JEUNE PLANT SITE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90 AT PAGE 6, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

*COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF N.W. 25TH STREET WITH THE CENTERLINE OF N.W. 38TH COURT AS SHOWN ON SAID PLAT OF ""RINKER LE JEUNE PLANT SITE;" THENCE N79°06'05"E ALONG SAID CENTERLINE OF N.W. 25TH STREET FOR 51.08 FEET; THENCE S10°53'55"E AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 35.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 25TH STREET, WITH SAID POINT OF INTERSECTION BEING A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID N.W. 38TH COURT AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 80°49'08" FOR 35.26 FEET TO THE POINT OF TANGENCY WITH SAID EASTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT; THENCE S01°43'03"E ALONG SAID EASTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT FOR 902.34 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT, S88°16'57"W AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 70.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SAID N.W. 38TH COURT AS SHOWN ON SAID PLAT OF "LE JEUNE TERMINALS SIXTH ADDITION;" THENCE N01°43'03"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT FOR 882.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 38TH COURT AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 99°10'52" FOR 43.28 FEET TO THE POINT OF TANGENCY WITH SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET; THENCE N79°06'05"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 25TH STREET FOR 121.56 FEET TO THE POINT OF BEGINNING.*

*NOTE: THIS PROPERTY INCLUDES THAT PORTION OF SAID N.W. 38TH COURT AND N.W. 25TH STREET AS PARTIALLY QUIT-CLAIMED TO MIAMI-DADE COUNTY, FLORIDA AS EVIDENCED BY THAT CERTAIN QUITCLAIM DEED FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, AS RECORDED MAY 14, 2007 IN OFFICIAL RECORDS BOOK 25616 AT PAGE 877 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

*SAID PARCEL CONTAINS 64542 SQUARE FEET OR 1.48 ACRES, MORE OR LESS BY CALCULATION.*

***ARTICLE IV***
***ACCURACY:***

*THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. ALTHOUGH A BOUNDARY SURVEY OF THE DESCRIBED PARCELS WERE NOT PERFORMED, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WERE FOUND TO EXCEED THIS REQUIREMENT. FOR MORE INFORMATION REGARDING METHODS AND PROCEDURES FOR THIS SURVEY, REFER TO THE BOUNDARY INCONSISTENCIES PORTION (ARTICLE VII) OF THIS REPORT.*

***ARTICLE V***
***SOURCES OF DATA:***

1. *BEARINGS AS SHOWN HEREON REFER TO A BEARING OF N79°06'05"E ALONG THE CENTERLINE OF N.W. 25TH STREET. THIS LINE WAS CALCULATED BASED ON THE RECOVERY OF A SUFFICIENT AMOUNT OF HORIZONTAL CONTROL AND VERIFICATION OF SAME WITHIN THE VICINITY OF THE PROJECT AREA. THIS LINE IS WELL-MONUMENTED AND MORE FULLY SHOWN ON THE SURVEY MAP. (SEE HORIZONTAL/VERTICAL CONTROL STATION LOCATIONS CITED HEREIN.)*
2. *SPECIFIC HORIZONTAL AND VERTICAL CONTROL IS BASED ON CERTAIN POINTS ESTABLISHED AND DESCRIBED ON THE "PROJECT NETWORK CONTROL SHEETS" PREPARED BY PBS&J FOR "N.W. 25TH STREET" AND "RENTAL CAR ROAD" DATED JULY 2, 2002. SAID POINTS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

   *POINT NAME: RC01*
   *EASTING: 900130.7780*
   *NORTHING: 534909.0720*
   *SCALE FACTOR: 1.0000094*
   *CONVERGENCE: 0°18'21.048"*
   *LATITUDE: NORTH 25°48'12.09823"*
   *LONGITUDE: WEST 80°15'30.49109"*
   *ELEVATION: 10.03 FEET*
   *DESCRIPTION: SPIKE NAIL AND SQUARE DISC SET IN THE EDGE OF PAVEMENT SOUTH OF N.W. 28TH STREET, 60 FEET, MORE OR LESS EAST OF RAILROAD TRACKS.*

   *POINT NAME: 2504*
   *EASTING: 900909.1810*
   *NORTHING: 533286.5160*
   *SCALE FACTOR: 1.0000099*
   *CONVERGENCE: 0°19'25.524"*
   *LATITUDE: NORTH 25°47'55.98443"*
   *LONGITUDE: WEST 80°15'22.07414"*
   *ELEVATION: 6.40 FEET*
   *DESCRIPTION: FLORIDA DEPARTMENT OF TRANSPORTATION BRASS DISC SET AT THE SOUTHEAST CORNER OF INTERSECTION OF N.W. 25TH STREET AND N.W. 37TH AVENUE.*

*THIS DOCUMENT CONSISTS OF 22 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.*

3. ALL ELEVATIONS AS CITED ABOVE AND DEPICTED ON THE SURVEY MAP ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
4. THE FOLLOWING PLATS FILED FOR RECORD WITH THE CLERK OF THE CIRCUIT COURT OF MIAMI-DADE COUNTY, FLORIDA:

"PLAT OF CURTIS FIELD TRACT" (PLAT BOOK 8, PAGE 78);
"AMENDED PLAT-OF-"PLAT OF PORTIONS OF N.W. 28TH ST.-HULL ROAD-LE JEUNE ROAD AND N.W. SOUTH RIVER DRIVE," (PLAT BOOK 28, PAGE 3);
"AMENDED PLAT OF PORTIONS OF N.W. 37TH AVE., N.W. 38TH AVE., N.W. 11TH ST., N.W. 14TH ST., N.W. 17TH ST., N.W. 20TH ST., N.W. 21ST STREET AND N.W. 26TH STREET" (PLAT BOOK 28, PAGE 26);
"PLAT OF N.W. 20TH. STREET AND N.W. 21ST STREET LYING BETWEEN. N.W. 47TH AVE. (HULL ROAD) AND N.W. 37TH AVE. (DOUGLAS ROAD)" (PLAT BOOK 36, PAGE 79);
"LE JEUNE TERMINALS THIRD ADDITION" (PLAT BOOK 52, PAGE 25);
"LE JEUNE TERMINALS FIFTH ADDITION" (PLAT BOOK 56, PAGE 91);
"LE JEUNE TERMINALS SIXTH ADDITION" (PLAT BOOK 58, PAGE 43);
"LE JEUNE TERMINALS SEVENTH ADDITION" (PLAT BOOK 59, PAGE 14);
"LE JEUNE TERMINALS EIGHTH ADDITION" (PLAT BOOK 60, PAGE 41);
"RINKER LE JEUNE PLANT SITE" (PLAT BOOK 90, PAGE 6);
"RAMADA INN SUBDIVISION" (PLAT BOOK 95, PAGE 8);
"HERTZ MIA TRACT" (PLAT BOOK 148, PAGE 54);
"DOLLAR RENT A CAR" (PLAT BOOK 157, PAGE 62);
"RIGHT OF WAY MAP FOR FLORIDA STATE ROAD NO. 112" (ROAD PLAT BOOK 152, PAGE 2)

5. AN OPINION OF TITLE FOR THE SUBJECT PROPERTY RENDERED BY MICHAEL SCHLOSS, ESQUIRE, GENERAL COUNSEL OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT VI, DATED JUNE 20, 2003.
6. MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. R-132-01, ADOPTED FEBRUARY 13, 2001. THIS COUNTY RESOLUTION ADDRESSES ALL PUBLIC RIGHTS OF WAY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY TO BE PLATTED AND THE TURNOVER OF SAME VIA QUIT-CLAIM DEED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION.
7. THIS PROPERTY LIES WITHIN FLOOD ZONE "AE," ELEVATION +8.0 FEET AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120635-0180-J, MAP DATE: MARCH 2, 1994, INDEX LAST REVISED JULY 17, 1995.
8. THIS PROPERTY LIES WITHIN MIAMI-DADE COUNTY FLOOD CRITERIA +5 TO +6 FEET, MORE OR LESS, AS INTERPRETED FROM "AMENDED PLAT OF FLOOD-CRITERIA MAP," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120 AT PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (NOTE: THESE ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.)

**ARTICLE VI**
**LIMITATIONS:**

1. THERE MAY LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REVISED REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
2. NO ACTUAL EXCAVATION OR DETERMINATION BY THE SURVEYOR WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, CABLE TELEVISION &C. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING BUILDINGS AND OTHER SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. THERE MAY BE DOMESTIC TAP LINES FOR UTILITIES THAT DO NOT APPEAR ON THE MAPS. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.
3. NO EXCAVATION OR DETERMINATION WAS BY THE SURVEYOR AS TO SOIL CONDITIONS. THESE MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED IN AREAS THEREOF, OR THE LOCATION OR DEFINITION OF AREAS THAT MAY BE CONTAMINATED BY HAZARDOUS LIQUID OR SOLID WASTES.
4. WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.
5. THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES.
6. THE TOPOGRAPHIC DATA AS DEPICT ON THE SURVEY MAP WAS ACQUIRED BY PLANIMETRIC METHODS AND SUPPLEMENTED BY FIELD MEASUREMENTS AND "GROUND TRUTHING" TO THE EXTENT REQUIRED.
7. NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.
8. UNDERLYING TOPOGRAPHIC DATA AS INDICATED ON THE SURVEY MAP SERIES ARE PRESENTED IN GREY-SCALE FOR CLARITY.
9. THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1 INCH = 60 FEET IN ENGLISH UNITS OF MEASUREMENT. THIS SCALE MAY BE ALTERED BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

THIS DOCUMENT CONSISTS OF 22 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

***ARTICLE VII***
***BOUNDARY INCONSISTENCIES:***

*THE COMPARATIVE DIMENSIONS BETWEEN CALCULATED VALUES DERIVED FROM FIELD MEASUREMENTS AND OTHER VALUES ARE AS MORE FULLY SHOWN ON THE SURVEY MAP AS MAY APPLY.*

***ARTICLE VIII***
***APPARENT PHYSICAL USE/EXPRESS PURPOSE:***

1. *THE SUBJECT PROPERTY IS CURRENTLY UNDER CONSTRUCTION AND DEMOLITION FOR THE OVERALL "MIAMI INTERMODAL CENTER" PROJECT, BUT DOES CONTAIN UTILITIES AND OTHER FACILITIES CONDUCIVE FOR PUBLIC AND PRIVATE USE OF THE SAME. THE LOCATION OF SUCH FACILITIES AS CURRENTLY LAID OUT AND IN USE TO THE EXTENT VISIBLE ARE AS MORE FULLY SHOWN ON THE SURVEY MAP.*
2. *THIS PRODUCT WAS PREPARED FOR THE EXPRESS PURPOSE OF PETITIONING THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA TO CLOSE, VACATE AND ABANDONED FROM FURTHER USE BY THE PUBLIC AND MIAMI-DADE COUNTY THOSE STRIPS OF RIGHT OF WAY AS MORE FULLY DESCRIBED IN ARTICLE III OF THIS REPORT.*

***ARTICLE IX***
***EASEMENTS AND ZONING:***

1. *NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OTHER THAT WHAT APPEARS ON THE SURVEY MAP.*
2. *THIS PROPERTY IS ZONED IU-1, IU-2 AND IU-3 AS DEFINED UNDER THE CODE OF MIAMI-DADE COUNTY, FLORIDA.*
3. *PLEASE REFER TO THE LIMITATIONS PORTION (ARTICLE VI) OF THIS REPORT WITH RESPECT TO POSSIBLE RESTRICTIONS OF RECORD AND UTILITY SERVICES.*

***ARTICLE X***
***CLIENT INFORMATION:***

*THIS SPECIFIC PURPOSE SURVEY MAP AND REPORT WERE PREPARED AT THE INSISTENCE OF:*

*STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION*
*MIAMI-DADE COUNTY, FLORIDA*
*SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY (TRI-RAIL)*

***ARTICLE X***
***SURVEYOR'S CERTIFICATE:***

*THE STATE OF FLORIDA )*
*) S.S.*
*COUNTY OF MIAMI-DADE )*

*I HEREBY CERTIFY THAT THIS "SPECIFIC PURPOSE SURVEY" MAP AND REPORT, AND THE FIELD SURVEY UPON WHICH IT IS BASED, WERE PERFORMED UNDER MY DIRECT SUPERVISION AND ARE IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.*

***PBS&J***
*FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB24*
*2001 N.W. 107 AVENUE*
*MIAMI, FLORIDA 33172-2507*

*BY: C. M. del Valle*
*CARLOS M. DEL VALLE, PLS*
*PROFESSIONAL LAND SURVEYOR NO. 4408*
*STATE OF FLORIDA*
*DATE OF COMPLETION OF FIELD SURVEY: DECEMBER 7, 2007*
*DATE OF CERTIFICATION: MAY 12, 2009 (REVISION No.2)*

*NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT ON THE SIGNING PARTY OR PARTIES. THIS SURVEYOR'S REPORT CONTAINS MULTIPLE EXHIBITS. NEITHER THE EXHIBITS OR THIS REPORT SHALL BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS. THIS NOTICE IS REQUIRED PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.*

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*THIS DOCUMENT CONSISTS OF 22 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.*